

Capital and Maintenance Projects

Capital Projects

Maintenance Projects

**Capital Projects
Fiscal Year 2012-13 Final Budget**

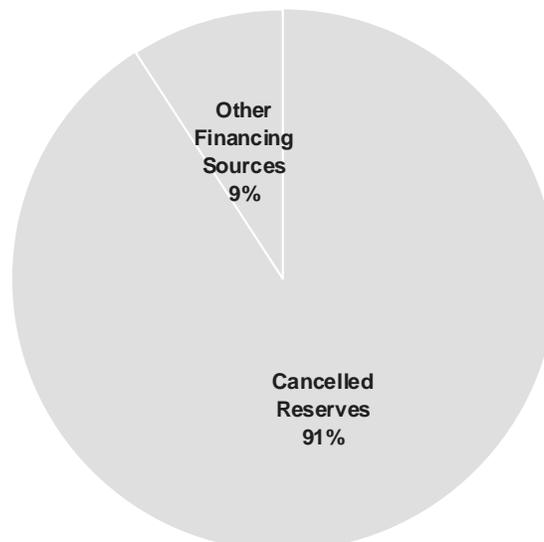
Fund Center 230

PURPOSE

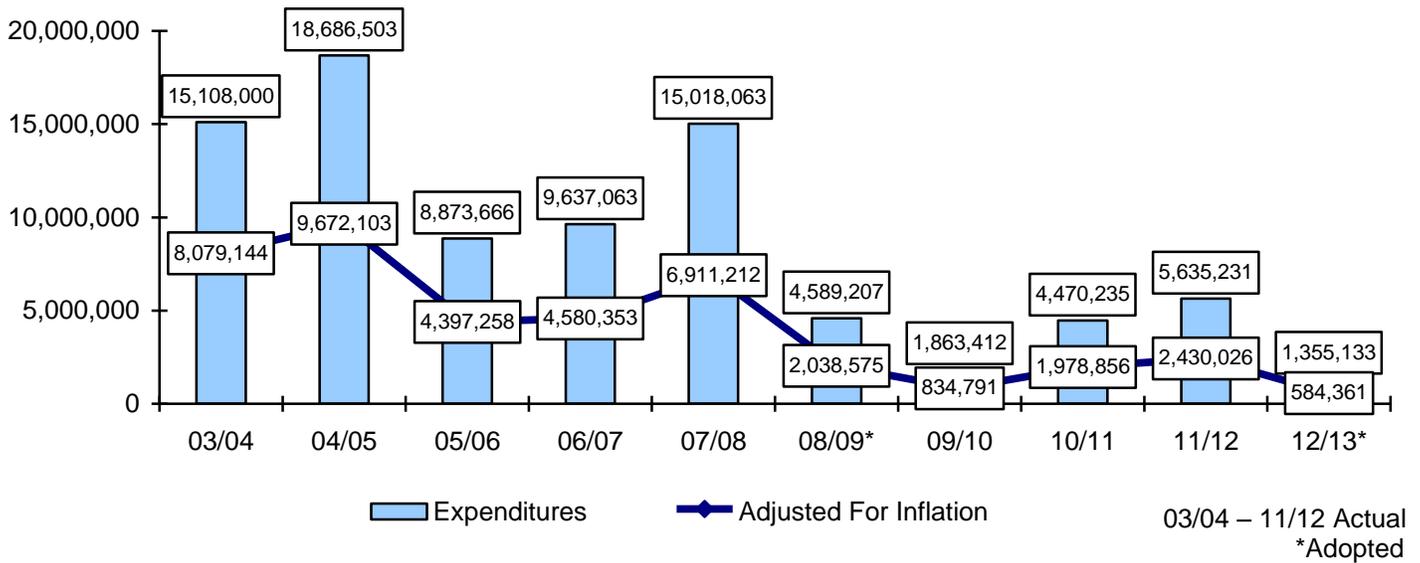
The Capital Projects budget provides funds for acquiring and constructing buildings, structures and improvements to facilities, which generally cost more than \$25,000. Projects under \$25,000 are generally classified as maintenance projects and are found in Fund Center 200, Maintenance Projects. Policies governing the development and selection of Capital Improvement Projects are set forth in the Budget Policies and Goals approved by the Board each year.

	2010-11	2011-12	2012-13	2012-13	2012-13
<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	\$ 82,331	\$ 94,913	\$ 0	\$ 0	\$ 0
Intergovernmental Revenue	233,419	(262,495)	0	0	0
Charges for Current Services	5,879	85,276	0	0	0
Other Revenues	0	353,132	0	0	0
Other Financing Sources	3,525,052	4,163,138	125,000	125,000	4,774,787
Interfund	437,163	137,629	0	0	0
Total Revenue	\$ 4,283,844	\$ 4,571,593	\$ 125,000	\$ 125,000	\$ 4,774,787
Fund Balance Available	\$ 141,361	\$ 95,138	\$ 0	\$ 0	\$ 229,826
Cancelled Reserves	0	2,839,017	1,230,133	1,230,133	1,230,133
Total Financing Sources	\$ 4,425,205	\$ 7,505,748	\$ 1,355,133	\$ 1,355,133	\$ 6,234,746
Salary and Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Services and Supplies	0	19,892	0	0	0
Other Charges	1,092,800	95,000	232,713	232,713	232,713
Fixed Assets	3,377,435	5,520,339	1,122,420	1,122,420	1,122,420
Gross Expenditures	\$ 4,470,235	\$ 5,635,231	\$ 1,355,133	\$ 1,355,133	\$ 1,355,133
Contingencies	0	0	0	0	0
New Reserves	1,641,361	479,513	0	0	4,879,613
Total Financing Requirements	\$ 6,111,596	\$ 6,114,744	\$ 1,355,133	\$ 1,355,133	\$ 6,234,746

Source of Funds



10 Year Expenditures Adjusted For Inflation



SERVICE PROGRAMS

Capital Projects has a total expenditure level of \$1,355,133 and a total staffing level of 0.00 FTE 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: \$1,355,133 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 agenda item.

The Capital Projects budget contains financing for major, one-time capital projects such as the acquisition of land and buildings, construction of buildings, structures and improvements to facilities. Other capital expenditures that may include the purchase of vehicles, equipment and technology projects are contained in departmental budgets included in other sections of the 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.
- The Fixed Assets section of the document provides a listing by department, of all fixed assets (an asset of long-term character, such as land, buildings and equipment, which typically has a value of \$5,000 or greater) for the current budget year.

- Capital infrastructure improvements such as roads, water and wastewater systems are found in the Public Works Fund Center 405 and in the budget for special districts.

The recommended total financing requirements for the Capital Improvement Project (CIP) budget is \$1,355,133. This represents an increase of \$516,720 or 61% over the adopted FY 2011-12 budget. There are six capital projects in the recommended budget.

Along with the six capital projects discussed below, the recommended budget also provides \$232,733 for the Public Works Department to address several projects related to compliance with regulatory requirements associated with the Wasteload Allocation Attainment Plan, Stormwater Management Plan and the closed Los Osos Landfill. This funding will be used to address ongoing regulatory requirements of the Regional Water Quality Control Board and Environmental Protection Agency related to the prevention of groundwater contamination. The projects which will use this funding are described in the Fund Center 130 Waste Management budget.

FY 2012-13 Recommended Capital Projects

The following is an overview of the recommended major projects for FY 2012-13.

Project Title: Lopez Lake Communications Vault Replacement	Recommended Funding Level: \$231,500 Funding Source(s): Facilities Planning Reserves
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Project Description:

Public safety communications equipment and radios are installed and housed in communications vaults located throughout the county. Communications vaults are structures that house and protect equipment and electrical power supplies from the elements. They are an essential component of the County's radio communication system. These facilities have an estimated lifespan of 40 years. The communications vault at the Lopez Lake communication site was constructed in 1966 and has been in service for over 45 years.

Justification:

Replacement of the communication vault at the Lopez Lake communication site is needed due to ongoing issues with the integrity of structure. Maintenance requirements have significantly increased over the last several years. Roof leaks have damaged communication equipment. The electrical infrastructure is insufficient for the load generated by the radio equipment and this has been addressed by adding circuits over the years. The overall structure has reached the end of its useful life.

Operating Cost Impacts:

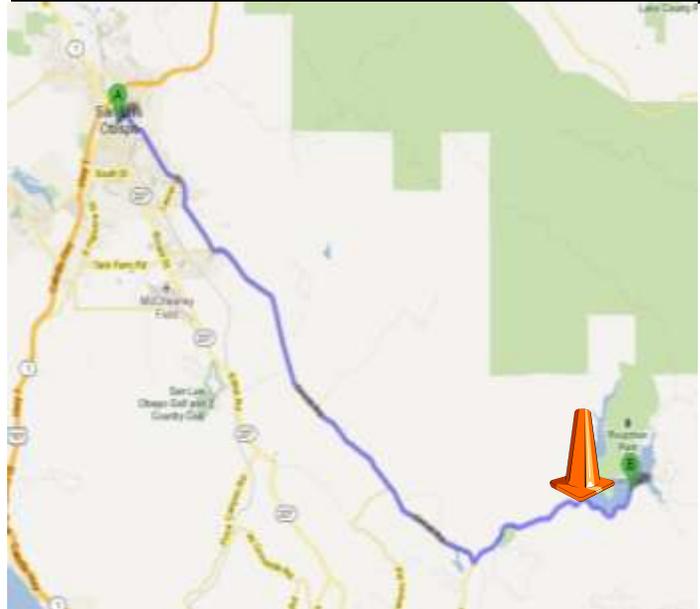
Replacing the communication vault will reduce the costs associated with maintaining the aging structure. The remote site requires long travel times for staff maintaining the site. Reducing the frequency of maintenance will allow maintenance staff to apply their efforts to other needs.

Intended Outcomes:

The County Sheriff's Office, County Fire Department, emergency medical providers, County Public Works, Office of Emergency Services and a variety of other county entities rely on the public safety radio communications to provide essential radio communications with staff deployed throughout the county. Replacement of the communications vault at the Lopez Lake communication site will:

- Protect essential County radio and electrical equipment housed at the site.
- Ensure the communications equipment at this site will reliably serve the public safety entities that depend upon radio communications for routine and emergency operations.
- Reduce staff time and expense for the maintenance and ongoing repairs associated with the aging existing communication vault.

Map of Project Area:



Project Title: Consolidate and Replace Existing Communications Towers at the County Communications Shop on Kansas Avenue in the County Operational Area off of Highway 1

Recommended Funding Level: \$107,800
Funding Source(s): Facilities Planning Reserves

Project Description:

The County Communications shop is located on Kansas Avenue in the County Operational Area location off Highway 1 between San Luis Obispo and Morro Bay. The tower at the communications shop is an integral part of the County's public safety radio communications system. There are currently two towers at this site. Numerous radio antennae and microwave dishes are installed on the towers. The proposed project will replace the two towers with a single tower.

Justification:

The two towers at this site have been in use for over 20 years. The towers require continual maintenance to keep the units operational and are nearing the end of their useful life. Consolidating two towers into a single tower is a better configuration for the antennas and microwave dishes. Replacement of the towers will contribute to maintaining an essential component of the public safety radio system.

Operating Cost Impacts:

This project is not expected to impact operating costs.

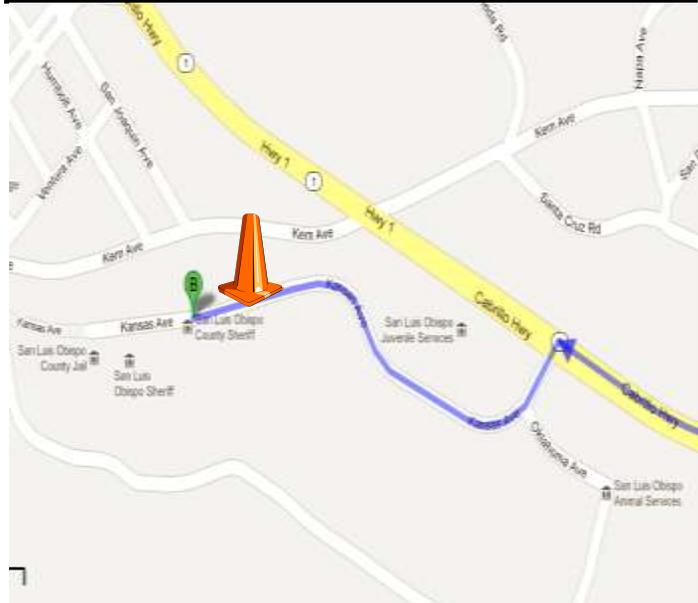
Intended Outcomes:

The County Sheriff's Office, County Fire Department, emergency medical providers, County Public Works, Office of Emergency Services and a variety of other county entities rely on the public safety radio communications to provide essential radio communications with staff deployed throughout the county. Replacement of the communications towers with a new single tower will:

- Ensure the communications equipment at this site will reliably serve the public safety entities that depend upon radio communications for routine and emergency operations.
- Reduce staff time and expense for the maintenance and ongoing repairs associated with the aging existing communication towers.

Create a better configuration for the antennas and microwave dishes in use at this location.

Map of Project Area:



Project Title: Extend Level 3 Fiber Optic Cable to the New Atascadero Library/North County Services Center and the Public Health Mental Health Clinic in Atascadero

Recommended Funding Level: \$291,700
Funding Source(s): Facilities Planning Reserves

Project Description:

This project is on the County's Five Year Infrastructure and Facilities Capital Improvement Plan. The project will extend fiber optic cable from the splice point on Capistrano Avenue in Atascadero to the Public Health/Mental Health Clinic and the new Atascadero Library/North County Services Center. The extension of the fiber optic cable will provide broadband data connections to the County facilities identified above.

Justification:

The extension of fiber optic connection to the two locations identified above is identified as being the top two objectives of the 2011 Fiber Optic Strategic Plan. The existing data connection to the facilities uses T-1 lines that have limited capacity. Large data files take a considerable time to upload and download. The fiber optic connection will substantially improve the speed and quality of data connection to the facilities. The increased speed and capacity will also benefit the public that use computers at in the new Atascadero library building.

Operating Cost Impacts:

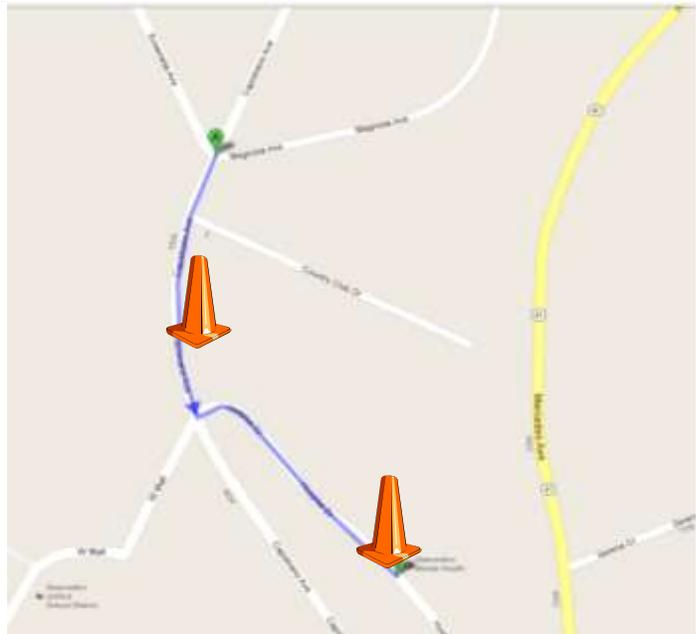
Annual savings of \$5,000 through the elimination of contract T-1 data lines.

Intended Outcomes:

The extension of the fiber optic broadband connection to the Public Health/Mental Health clinic and the Atascadero Library and North County Services Center will:

- Improve the speed and capacity of data connections for the six County departments operating in the two facilities as well as for the public using computers in the new Atascadero Library.
- Eliminate \$5,000 in annual costs for T-1 lines which are currently provided through a contract with a telecommunications company.
- Meet the two highest priorities identified in the County's 2011 Fiber Optic Strategic Plan.

Map of Project Area:



Project Title: Continue Renovation of the Public Health Laboratory

Recommended Funding Level: \$143,700

Funding Source(s): Facilities Planning Reserve

Project Description:

This project continues the phased renovation of the Public Health Laboratory Facility located at 2191 Johnson Avenue in San Luis Obispo. The remodel of Public Health Laboratory will renovate rooms 115 and 116 in the Public Health Lab. The project includes removal of a bearing wall and subsequent structural construction to create a more efficient space. The project will also update old cabinetry and countertops, incorporating electrical and plumbing needs.

Justification:

The San Luis Obispo Public Health lab is part of the Laboratory Response Network established by the Center for Disease Control (CDC) to ensure an effective response to bioterrorism. The lab is fully equipped to respond quickly to acts of chemical or biological terrorism, emerging infectious diseases and other public health threats. The facility that houses the lab was constructed in 1953. The facility was modified to become the Public Health Laboratory in 1961. The project will eliminate one or more interior walls to create a more open and efficient space that provides greater separation between lab equipment and creates space that better accommodates work flow operations for lab staff. The project replaces work benches and cabinetry that currently do not meet code requirements. The project will also abate non-friable asbestos that is in the floor tiles of the areas being modified.

Operating Cost Impacts:

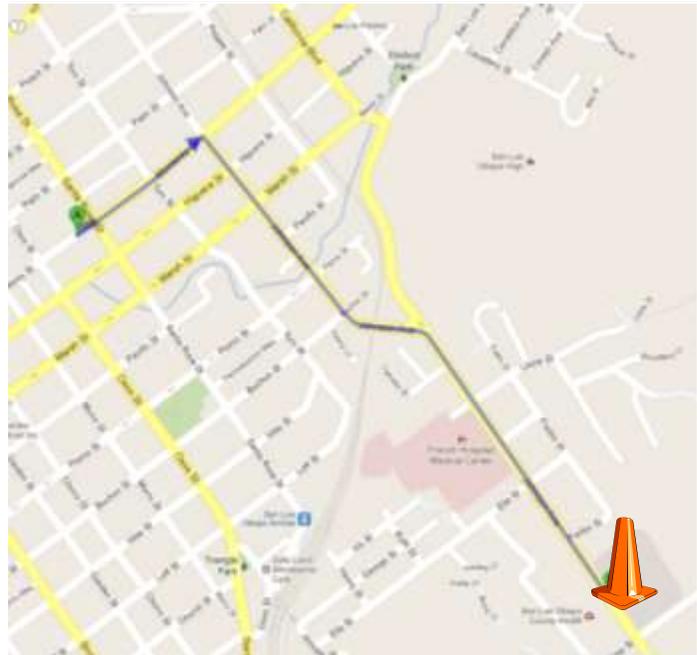
The project is not expected to impact operating costs.

Intended Outcomes:

This project will:

- Modify space to improve the safety of staff by opening up the floor space to accommodate the movement of staff and increasing the separation of equipment in the lab.
- Eliminate a potential source of asbestos in the floor tiles.
- Improvement of the work benches and cabinets will bring these facilities into compliance with codes. working environment.

Map of Project Area:



Project Title: Remodel of Public Works Water Laboratory

Recommended Funding Level: \$237,700

Funding Source(s): \$112,700 from Facilities Planning Reserve, \$125,000 from Water Lab Revenues

Project Description:

This project will renovate existing spaces to include Herman Miller workstations, hard wall offices, create ADA compliant restrooms, and install a permanent HVAC system at the Public Works Water Lab located on Kansas Avenue in the County Operational Area between San Luis Obispo and Morro Bay.

Justification:

The Public Works Water Lab tests water quality for County and Special District water systems to assure that the water quality in domestic water supplies meets all appropriate water quality standards. The facility was constructed in 1979 and was designed with a single office to accommodate two staff. The facility was expanded in 1988 with the construction of one additional office to accommodate additional staff. The facility currently has nine staff. The design of the lab does not provide adequate desk and office space for the staff in the facility. The building does not have air conditioning and summertime temperatures can be in excess of 80 degrees inside the building. The recommended changes are being made to improve usability of the space in the lab, add an ADA compliant restroom for the lab and add a HVAC system to regulate temperature. This project will create a more efficient space that will better accommodate staff working in the water lab, bring the restroom facilities into compliance with disabled access requirements and will regulate temperatures creating a better work environment.

Operating Cost Impacts:

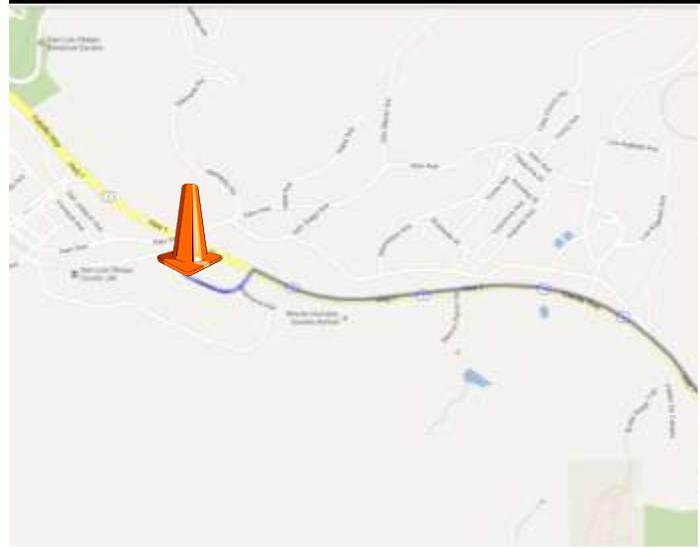
The project is not expected to impact operating costs.

Intended Outcomes:

This project will:

- Modify work space to create a more efficient work environment for staff.
- Install an ADA compliant bathroom bringing the facility into compliance with the American Disability Act.
- Install a new HAVC system which will regulate temperature to create a better working environment.

Map of Project Area:



Project Title: Installation of Remote Controls for HVAC Systems at Several County Facilities

Recommended Funding Level: \$110,000 in FY 2012-13; \$440,000 Total Project cost over 4 years
Funding Source(s): Facilities Planning Reserves

Project Description:

This project is on the County's Five Year Infrastructure and Facilities Capital Improvement Plan. This is the first phase of a four year project to upgrade existing County facilities with remote electronic control of HVAC units through installation of Delta Controls, a County standard controls package. Remote electronic control allows maintenance staff to respond to requests for control adjustments through a computerized system that can operate from a remote location. This eliminates the need for maintenance mechanics to travel to the buildings to make adjustments.

Justification:

Currently, requests to adjust heating or cooling require county maintenance staff to travel to the site to adjust controls for heating and cooling. The remote electronic control project will allow maintenance staff to make these adjustments remotely without traveling to the site. Request to adjust heating and cooling is one of the most common maintenance requests, and redirects staff from other maintenance activities. Establishing remote controls provides better control of heating and cooling in building and reduces staff time and travel required to respond to heating and cooling complaints. It also provides improved capacity to align heating and cooling system cycles with the presence of staff potentially resulting in improved energy use. Facilities which receive the new control system include, the Department of Social Services Building on South Higuera Street, The Main County Jail and Honor Farm, Juvenile Services Center and Animal Services on Kansas Avenue in the County Operational Area.

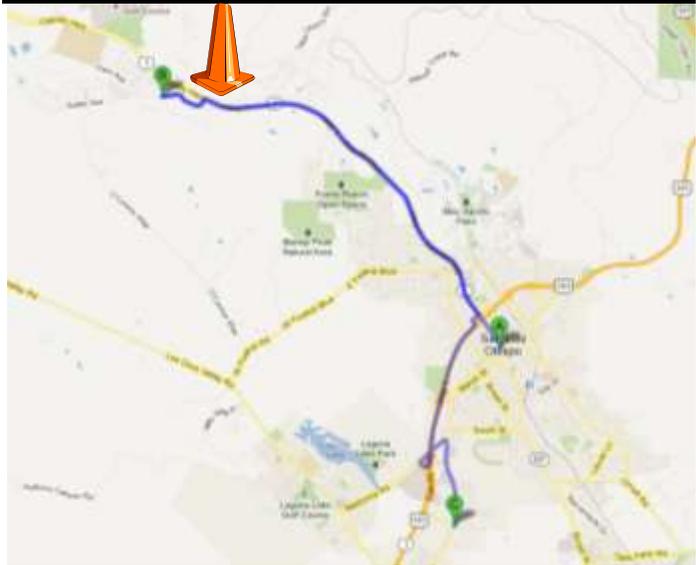
Operating Cost Impacts:

There may be minor savings in utility expense. Reducing the frequency of maintenance response for heating and cooling adjustments will allow maintenance staff to apply their efforts to other needs.

Intended Outcomes:

- Reduced maintenance staff time spent addressing routine requests to adjust heating and cooling.
- Faster response to requests related to heating and cooling issues.
- Minor potential savings in energy

Map of Project Area:



Status of Facility Projects on the County's Five Year Infrastructure and Facilities Capital Improvement Plan

The County Infrastructure and Facilities Five Year Plan identifies potential capital projects with an estimated expense of \$250,000 or greater and which are planned to be considered for development during the FY 2012-13 through FY 2016-17 time frame. The Five Year Plan lists the Fiber Optic Cable project in Atascadero and the remote HVAC control as beginning in FY 2012-13. These projects are two of the seven projects recommended for funding in the FY 2012-13 Capital Project budget. The County Infrastructure and Facilities Five Year Plan and the complete listing of projects can be found at the following internet address:

http://www.slocounty.ca.gov/GSA/CIP_5_Year_Plan.htm

The following section identifies projects on the County Infrastructure and Facilities Five Year Plan that are already in process. This listing addresses those projects which have an estimated total expense of \$1 million or more and have already received full or partial allocation of funding.

Cambria Library

Location: 1043 Main Street Cambria

Expense: \$4 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 Cambria 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.

Project Summary and Status:

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 2012-13. Completion of all design and construction will occur when the Cambria Friends of the Library complete raising their share of funding.

Women's Jail

- Location:** 1585 Kansas Avenue – County Operational Center off Highway 1 between Morro Bay and San Luis Obispo
- Expense:** \$36.4 million
- Sources of Funding:** \$25.1 million State AB 900 funds; \$9.4 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.

Project Summary and Status:

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 \$36.4 million. Construction drawings have been completed and two of the required five contracts with state have been approved by the Board of Supervisors. The remainder of the contracts is anticipated in late FY 2011-12 or early 2012-13. Construction is anticipated to begin in mid FY 2012-13

Juvenile Hall Expansion

- Location:** 1065 Kansas Avenue, San Luis Obispo
- Expense:** \$17.5 million
- Source of Funding:** \$13.1 million State SB 81 funds; \$3.1 Million in Juvenile Hall Detention Reserves and \$1.3 million in In-Kind Match Funds
- Location:** 1065 Kansas Avenue, San Luis Obispo
- Operational Impacts:** When fully operational, the Juvenile Hall expansion will require 6 additional positions to staff the expanded facility. Annual staffing costs are estimated at approximately \$550,000. Additional annual expense for counseling services is estimated at \$100,000 and operational costs for utilities, maintenance and food and clothing are \$143,000. The total annual additional operational expense is estimated at approximately \$793,000. Probation plans to offset this expense by annual savings in group home placements which are estimated to be \$665,000 and additional annual revenues from Public Safety Realignment estimated to be \$100,000.

Project Summary and Status:

This project will expand the County Juvenile Hall by adding 20 high security beds, classrooms, and indoor multipurpose/recreational space to the existing 45 bed facility. In addition, 15 of the existing 45 detention

beds will be converted to an in-custody treatment facility for habitual offenders. The completed facility will have a 65 bed capacity. The in-custody treatment program will reduce the number of juvenile offenders that are sent out of County/State for treatment at residential treatment facilities. The project is currently in design with completion of design anticipated in early to mid FY 2012-13.

Atascadero Library

Location: 655 Capistrano Avenue, Atascadero

Expense: \$5.8 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 Atascadero 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.

Project Summary and Status:

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 final design. Construction is anticipated to begin in FY 2012-13.

Animal Shelter Expansion/Remodel

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

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.

Project Summary and Status:

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. This project is in final design with construction anticipated to begin in early 2012-13

Letter Designators for Status for the Capital Project Listing

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 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 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

At the end of FY 2011-12, the overall County fund balance was greater than originally projected in the proposed budget. \$4,649,787 of the additional fund balance was added to Capital Project reserves/designations. A new Capital Project reserve/designation intended to fund projects consistent with countywide energy policies and strategies was created with an allocation \$1,199,787 using the additional fund balance. In addition the existing Facilities Planning reserve/designation was allocated \$3,450,000 from the additional County fund balance. Additionally, the Capital Project Fund Center 230 closed the fiscal year with \$229,826 in fund balance from capital projects that were completed with expenditures below the amount of funding budgeted for the project. The unexpended funding was also added to the Facilities Planning reserve/designation. When combined with the \$3,450,000 discussed above, the total added to this designation is \$3,679,826. The funding in the reserve/designations will help fund the County's future capital project needs.

CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding *** and 2012-13 Adopted Appropriation	Funding Source	Status****
EFS Bus Area 2300: GENERAL GOVERNMENT - AUC										
1	320052	General Government-Variou-Install or Upgrade Building Automation Controls	2012/2013	110,120		110,120	110,120	110,120	Facilities Planning Reserve	U
2	320053	General Services Agency, Information Technology-Atascadero-Extend Fiber to Public & Mental Health Clinic & Library/NCSC	2012/2013	291,700		291,700	291,700	291,700	Facilities Planning Reserve	U
3	320049	General Services Agency, Information Technology-COC-Replace Comm Shop Communication Tower	2012/2013	107,800		107,800	107,800	107,800	Facilities Planning Reserve	U
4	320050	General Services Agency, Information Technology-Lopez Lake-Replace Communication Vault	2012/2013	231,500		231,500	231,500	231,500	Facilities Planning Reserve	U
5	320044	General Services Agency, Information Technology - Grover Beach - Install Fiber Lateral	2011/2012	159,900	159,900	157,463		159,900	Facilities Planning Reserve	P
6	320048	General Government-SLO-Upgrade or Replace NGC Fire Alarm System	2011/2012	513,600	513,600	460,791		513,600	Building Replacement Reserve	D
7	320039	General Services Agency, Information Technology - County Operations Center - Replace Main Vault Tower	2010/2011	144,700	144,700	126,734		144,700	Building Replacement Reserve	B
8	320038	General Services Agency, Information Technology - SLO - Data Center Remodel	2010/2011	182,000	182,000	165,476		182,000	Building Replacement Reserve	P
9	320037	General Services Agency, Information Technology - SLO - Extend Nacimiento Fiber	2010/2011	490,300	490,300	490,300		490,300	Building Replacement Reserve	U

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 project may vary with changes that may occur in market conditions, site conditions, or project scope.

** Prior Year(s) Balance of Funds Available as of 6/30/12. 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 8/21/12. Reference following document titled "CIP Program Changes Between FY 2012-13 Proposed and Final Budgets."

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

CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding *** and 2012-13 Adopted Appropriation	Funding Source	Status****
10 320035	General Government - North County - "One Stop" Service Center (Extension of 300048)	2009/2010	4,359,400	4,359,400	3,134,829			4,359,400	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.)	D
11 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>			6,866,020	6,124,900	4,810,593	741,120	741,120	6,866,020		
EFS Bus Area 2300: HEALTH AND SOCIAL SERVICES - AUC										
12 320051	Health-SLO-Completion of Public Health Lab Renovation, Phase I	2012/2013	143,700			143,700	143,700	143,700	Facilities Planning Reserve	U
13 320033	Health - SLO - Health Campus Renovations - Close Out (Extension of 320002)	2009/2010	265,877	265,877	47,523			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	C
14 320021	Health - Operations Center - Animal Services Expansion & Remodel	2007/2008	1,267,600	1,267,600	952,623			1,267,600	1,131,900 Facility Planning Reserves; 135,700 Building Replacement Reserve	D
<i>Sub Total:</i>			1,677,177	1,533,477	1,000,146	143,700	143,700	1,677,177		

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CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding *** and 2012-13 Adopted Appropriation	Funding Source	Status****
EFS Bus Area 2300: LIBRARY - AUC										
15	320030	Library - Atascadero - Atascadero Library Expansion	2008/2009	3,966,300	499,300	109,209		499,300	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.)	D
16	320028	Library - Cambria - Cambria Library Expansion	2007/2008	937,000	98,984	10,007		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.)	P
<i>Sub Total:</i>				4,903,300	598,284	119,216		598,284		

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CAPITAL PROJECTS

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EFS Bus Area 2300: PUBLIC SAFETY - AUC										
17	320032	Probation - SLO - Juvenile Hall Expansion	2008/2009	17,494,644	1,768,000	180,444		1,768,000	75% of construction cost (13.1M) is State SB 81 funding; 3,623,661 Juvenile Hall Building Designation & in-kind match funds; 750,000 Project 320032 (Note: The State SB 81 funding yet to be formally allocated by the BOS)	D
18	320016	Fire - Avila - Apparatus Bay Expansion	2007/2008	541,800	541,800	-146		541,800	Public Facilities Fees Avila - Fire	C
19	320020	Probation - Juvenile Services Center - New Parking Area	2007/2008	61,500	61,500	5,763		61,500	Facility Planning Reserves	U
20	320008	Fire - Creston - Fire Station and Design	2006/2007	3,919,288	3,919,288	118,570		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
21	300034	Sheriff - Women's Jail Expansion, Phase 1	1999/2000	34,788,215	2,484,000	1,425,957		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
22	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>				57,001,047	8,970,188	1,911,590		8,970,188		
EFS Bus Area 2300: PUBLIC WORKS - AUC										
23	320057	Public Works-COC-Water Quality Lab Remodel, Phase I	2012/2013	237,600			237,600	237,600	\$112,600 Facilities Planning Reserve, \$125,000 Public Works Operating Budget	U
<i>Sub Total:</i>				237,600	0		237,600	237,600	237,600	

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CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding *** and 2012-13 Adopted Appropriation	Funding Source	Status****
EFS Bus Area 4250: AIRPORTS - AUC										
24	330018	Airport-SLO-New Terminal Design Development	2011/2012		1,147,502	0		1,147,502	\$1,090,127-FAA AIP Grant, \$57,375 Passenger Facility Charges	C
25	330015	Airports - SLO - Enclose Terminal Landing	2010/2011	135,000	135,000	4,543		135,000	Loan Tax Reduction Reserve	C
26	330014	Airports - SLO - Parking Lot Upgrades	2010/2011	700,000	700,000	271,285		700,000	Loan Tax Reduction Reserve	C
27	330016	Airports - SLO - Runway Safety Area Improvements	2010/2011	32,620	32,620	32,155		32,620	Airport Enterprise Fund	D
28	300015	Airports - SLO Airport - New Rental Car Facilities	2003/2004	1,969,700	1,969,700	1,435		1,969,700	County Financing repaid with CFC-Rental Cars revenues	D
<i>Sub Total:</i>				2,837,320	3,984,822	309,418		3,984,822		

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CAPITAL PROJECTS

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EFS Bus Area 2300: PARKS - AUC										
29 320046	Parks - Santa Margarita Lake - Upgrade Existing Boat in Camps	2011/2012	300,000	300,000	299,335			300,000	Ca Dept of Boating and Waterways Grant	U
30 320047	Parks - Santa Margarita Lake - Construct New Boat-in Campsites	2011/2012	558,000	558,000	558,000			558,000	Ca Dept of Boating and Waterways Grant	U
31 320054	Parks - Morro Bay to Cayucos Connector - California Coastal Trail	2011/2012	315,000	315,000				315,000	State Aid-Regional State Highway Account	U
32 320042	Parks - Los Osos - ADA Playground Installation	2010/2011	310,300	355,323	95,760			355,323	68,506 Tire-Derived Product Grant; 155,150 Land & Water ADA Conservation Grant; 86,644 CWADA funds UPDATE: 11/15/11 Bd Date - 68,506 Tire Grant reduced \$(21,507) & \$86,644 CWADA increased \$66,530	D
33 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	P
34 320015	Parks - Avila - Avila Beach to Harford Pier Trail Connector	2006/2007	300,000	300,000	100,645			300,000	PG&E Settlement Obligation	P
35 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
36 300101	Parks - Nipomo - Park Playground Replacement	2004/2005	250,000	250,000	250,000			250,000	Public Facilities Fees - Parks	H
37 300044	Parks - Arroyo Grande - Biddle Park Master Plan	2003/2004	100,000	100,000	11,568			100,000	Public Facilities Fees - Parks	P
38 300022	Parks - Avila - Cave Landing Trail	2002/2003	732,745	732,745	541,427			732,745	Fish & Game (Unocal Grant)	D
39 300020	Parks - Avila - Bob Jones Trail Extension (Ontario Rd) (see 320022)	2002/2003	700,000	700,000	46,818			700,000	400,000 Fish & Game/ 300,000 SLOCOG	P
40 300030	Parks - Nipomo -Park Master Plan Development	2002/2003	300,000	300,000	21,921			300,000	100,000 Public Facilities Fees - Parks; 200,000 Quimby Fees - South County Sub-Fund	P

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CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding *** and 2012-13 Adopted Appropriation	Funding Source	Status****
41 300025	Parks - Arroyo Grande - New Biddle Park Playground Equipment	2002/2003	153,800	153,800	151,571			153,800	Public Facilities Fees - Parks	H
42 300032	Parks - Cayucos - Norma Rose Park Design/Development	2001/2002	600,000	600,000	335,283			600,000	Public Facilities Fees - Parks	D
<i>Sub Total:</i>			6,354,845	6,399,868	4,127,437			6,399,868		
EFS Bus Area 4270: GOLF COURSES - AUC										
43 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>			80,627,309	27,711,539	12,308,622	1,122,420	1,122,420	28,833,959		

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Capital Project Program Changes Which Occurred Between FY 2012-13 Proposed and Final Budgets

CAPITAL PROJECTS CHANGES

The Capital Projects listed in the Capital Project reports for the FY 2012-13 Proposed Budget include active projects which are funded in prior years, as well as those projects which were proposed for funding through the FY 2012-13 budget process. The Proposed Budget is prepared in April, 2012 and the Final Budget is prepared in early September 2012. 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 2012. 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

- 320048 General Government - SLO – Upgrade or Replace NGC Fire Alarm System
Project was established on 4/10/2012 after the FY 2012-13 Proposed Budget was printed.

HEALTH AND SOCIAL SERVICES

No Changes

LIBRARIES

No Changes

Capital Project Program Changes Which Occurred Between FY 2012-13 Proposed and Final Budgets

PUBLIC SAFETY

- 320031 Probation - SLO – Construct Unisex ADA Restroom at Casa Loma Facility
Project was completed in FY2011-12 after the Proposed Budget was printed and is not included on the Final Budget report. Reference the FY 2011-12 Year End Completed Projects report.

PUBLIC WORKS

No Changes

AIRPORTS

- 330017 Airports - SLO – New Terminal Design Development
Project 330017 was listed on the Proposed Budget, and later replaced by 330018, which is listed on the Final Budget. This was due to internal accounting issues with the initial project setup. There were no changes to funding.
- 330018 Airports - SLO – New Terminal Design Development
Project 330017 was listed on the Proposed Budget, and later replaced by 330018, which is listed on the Final Budget. This was due to internal accounting issues with the initial project setup. There were no changes to funding.

PARKS

- 320023 Parks - Atascadero – Construct Heilmann Park Maintenance Facility
Project was completed in FY2011-12 after the Proposed Budget was printed and is not included on the Final Budget report. Reference the FY 2011-12 Year End Completed Projects report.
- 320054 Parks – Morro Bay to Cayucos Connector – California Coastal Trail
Project was established on 5/15/2012 after the FY 2012-13 Proposed Budget was printed.

Capital Project Program Changes Which Occurred Between FY 2012-13 Proposed and Final Budgets

GOLF COURSES

- 340005 Golf Courses - Morro Bay Golf Course – New Modular Office
Project was completed in FY2011-12 after the Proposed Budget was printed and is not included on the Final Budget report. Reference the FY 2011-12 Year End Completed Projects report.

Completed Capital Projects: FY 2011-12

<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	300021	Parks - Avila - Bob Jones Trail Extension (San Miguel/Front St) (see 320022) <i>Project extended approximately ¼ mile of the Bob Jones Bike Trail from existing termination at San Miguel along the Avila Bay golf Course and Avila bay Drive to Front St.</i>	357,000	852,000	755,441	88.7%
2	2008/2009	320023	Parks - Atascadero - Construct Heilmann Park Maintenance Facility <i>Project provided maintenance support for park and recreational areas from Atascadero, north to San Miguel and Vineyard Estates, and east to Shandon, conformed to the Americans with Disabilities Act requirements.</i>	799,000	799,000	546,807	68.4%
3	2007/2008	320026	Public Works-Operations Center-Upgrade Waterline to New Women's Jail <i>Project installed new 10" waterline from Chorro Creek utility bridge to the new Women's Jail facility to accommodate increased use and fire flows.</i>	113,400	824,900	444,521	53.9%
4	2009/2010	320031	Probation - SLO - Construct Unisex ADA Restroom at Casa Loma Facility <i>Project constructed ADA compliant unisex restroom and remodel of the public lobby provided public sanitary facilities, security screening into secure areas, and ballistic protection for staff at Probation's Casa Loma facility.</i>	120,900	120,900	109,906	90.9%
5	2008/2009	330012	Airports - SLO - New Terminal Aircraft Parking Ramp <i>Project constructed a concrete aircraft parking ramp to accommodate larger aircraft at the location designated by the Airport Master Plan for the future Terminal.</i>	500,000	6,481,637	6,469,691	99.8%
6	2011/2012	340005	Golf Courses - Morro Bay Golf Course - New Modular Office <i>Project replaced a seriously dilapidated modular used as an office by Morro Bay Golf Course staff. The project was funded entirely by the Risk Management Loss Prevention Fund.</i>	46,700	46,700	46,296	99.1%
Totals:			1,937,000	9,125,137	8,372,663	91.8%	

**Maintenance Projects
Fiscal Year 2012-13 Final Budget**

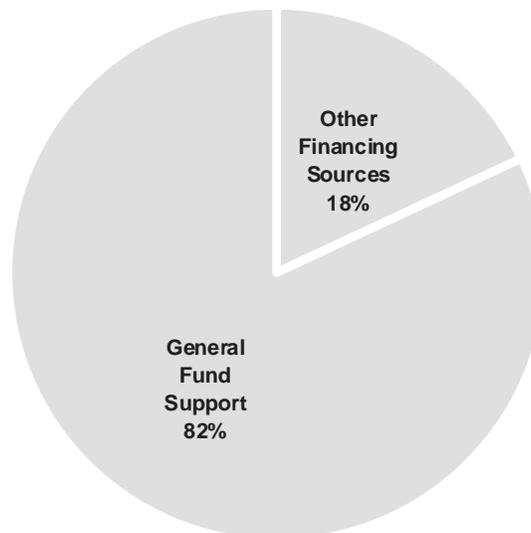
Fund Center 200

PURPOSE

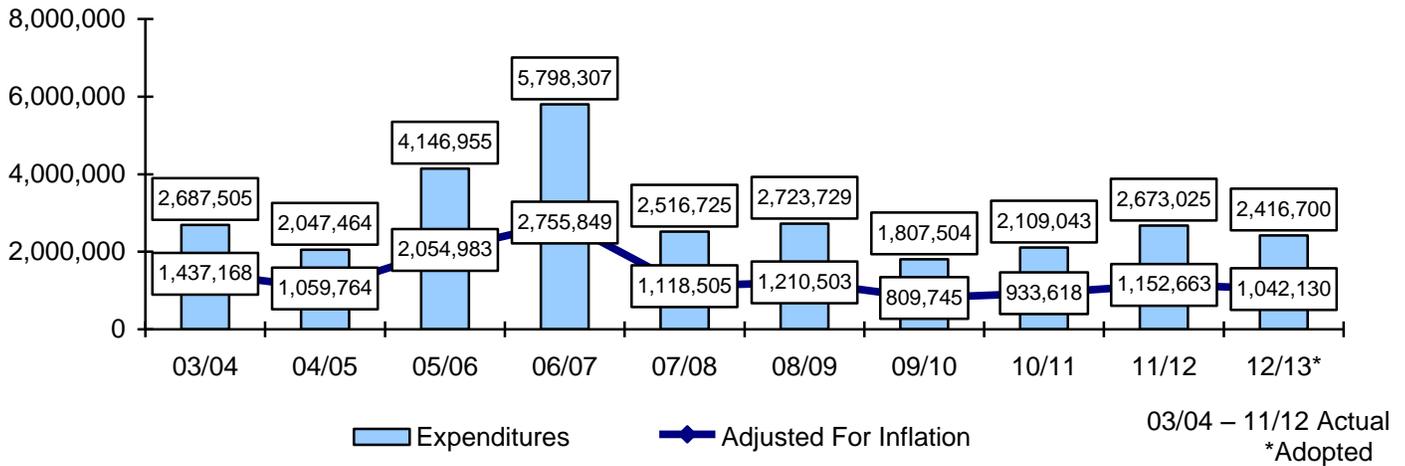
To provide funds for countywide repair, renovation and maintenance of existing county facilities.

	2010-11	2011-12	2012-13	2012-13	2012-13
<u>Financial Summary</u>	<u>Actual</u>	<u>Actual</u>	<u>Requested</u>	<u>Recommended</u>	<u>Adopted</u>
Intergovernmental Revenue	\$ 279,178	\$ 843,356	\$ 0	\$ 0	\$ 0
Charges for Current Services	56,241	139,198	0	0	0
Other Revenues	(13)	78,001	0	0	0
Other Financing Sources	40,258	150,000	0	433,000	433,000
Interfund	221,261	29,107	0	0	0
**Total Revenue	\$ 596,925	\$ 1,239,662	\$ 0	\$ 433,000	\$ 433,000
Services and Supplies	2,039,210	2,661,027	1,500,000	2,416,700	2,416,700
Other Charges	69,833	11,998	0	0	0
**Gross Expenditures	\$ 2,109,043	\$ 2,673,025	\$ 1,500,000	\$ 2,416,700	\$ 2,416,700
Less Intrafund Transfers	452,047	313,363	0	0	0
**Net Expenditures	\$ 1,656,996	\$ 2,359,662	\$ 1,500,000	\$ 2,416,700	\$ 2,416,700
General Fund Support (G.F.S.)	<u>\$ 1,060,071</u>	<u>\$ 1,120,000</u>	<u>\$ 1,500,000</u>	<u>\$ 1,983,700</u>	<u>\$ 1,983,700</u>

Source of Funds



10 Year Expenditures Adjusted For Inflation



SERVICE PROGRAMS

The Maintenance Projects budget has a total expense level of \$2,416,700. 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: \$1,780,500 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: \$636,200 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: \$0 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.

- 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 for the eight categories of maintenance has been approximately \$1.45 million. The actual allocation varies by year 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 for the above maintenance categories has been reduced in response to fiscal constraints.

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. Again, this amount varies with needs and funding availability.

The process by which projects are evaluated selected was revised during FY 2011-12. The new process was an outgrowth of developing a consolidated Infrastructure and Facility Five Year Capital Improvement Plan. Capital and major maintenance projects were submitted for the five year plan and the annual budget. These projects were evaluated by a team comprised of representatives from Public Works, the General Services Agency, the Planning and Building Department and the County Administrative Office. Each submitted project was reviewed and ranked based on the criteria in the Budget Policies adopted by the Board of Supervisors. All of the proposed projects were presented to the Capital Improvement Executive Steering Committee, chaired by the County Administrator and comprised of 10 County department heads. This committee reviewed and proposed modifications resulting in the recommended list of standalone projects listed below. The amounts recommended for the eight countywide categories were determined with input from the General Services Agency. The recommended funding for these categories is greater than recent years and reflects an increasing effort to address deferred maintenance.

The total recommended expense for FY 2012-13 is \$2,416,700. This is an increase of \$960,150 or 65% greater than the amount in the FY 2011-12 adopted budget. General Fund support for the budget is recommended to be \$1,983,700, an increase of \$847,150 or 74%. Other funding sources in the recommended budget total \$433,000 and include \$100,000 from the Department of Social Services, \$330,000 from funding remaining from a prior project to replace a waterline serving facilities at the County Operational Area off of Highway 1 just north of San Luis Obispo.

The Status Quo General Fund support level for this budget is \$1.5 million. The recommended amount of General Fund is \$483,700 more than the Status Quo amount. In prior years, funding for maintenance was reduced in response to fiscal constraints implemented by the County to bring expenditures in line with revenues which have declined as a result of the economic downturn. Reducing funding for maintenance is a short term strategy. It often results in deferral of needed maintenance which must be addressed at later time. The recommended amount for FY 2012-13 is intended to begin the process of working through deferred maintenance. The next two

sections describe the standalone projects followed by the recommended allocations for the countywide categories.

FY 2012-13 MAINTENANCE PROJECTS

There are a total of three stand alone maintenance projects the recommended maintenance projects for FY 2012-13. A brief description, amount allocated and source of funding are provided in the following section.

STAND ALONE PROJECTS

- Public Works: Replace Sewer Line at County Operational Center from Manhole #3 To the Animal Shelter
Project Cost: \$333,000
Funding Source: Reallocation of remaining funds from a prior project in Fund Center 230 Capital Projects.

- Information Technology: Communication Infrastructure
Project Cost: \$203,200
Funding Source: General Fund
This replaces the following communication infrastructure:
 - \$14,500 - Black Mountain Communication Site HVAC Replacement
 - \$14,500 - Lopez Lake Communication Site HVAC Replacement
 - \$22,700 - Tassajara Peak Communication Site HVAC Replacement
 - \$14,500 - Rocky Butte Communication Site HVAC Replacement
 - \$22,400 - Main Vault Communication Site HVAC Replacement
 - \$57,300 - Black Mountain Communication Site Emergency Generator Replacement
 - \$57,300 - Cuesta Peak Communication Site Emergency Generator Replacement

- Dept of Social Services –Window Repair South Higuera St. DSS Office
Project Cost: \$100,000
Funding Source: Department of Social Services FC 180 budget
This is the first of several phases to repair/replace leaking windows at the DSS offices on South Higuera.

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 2012-13. These categories of projects are entirely funded by the General Fund. A total of \$1,780,500 is allocated to the following countywide categories. Substantial increases in Countywide Maintenance Projects are intended to address deferred maintenance. Increased funding in Countywide ADA (Americans with Disability Act), Energy and Water Conservation and Storm water are intended to address compliance with regulations guiding disabled persons access to facilities and pollution prevention as well as improving the County's conservation and energy reduction efforts.

Countywide Maintenance Projects \$850,500

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 \$100,000

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).

Maintenance Projects Fiscal Year 2012-13 Final Budget

Fund Center 200

Countywide ADA Compliance \$400,000

Funding in this category is for upgrades to current facilities in order to help ensure they meet the Americans With Disabilities Act requirements. Continued work associated with the update and evaluation of County facilities with ADA requirements is planned for FY 2012-13.

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 2012-13.

Countywide Energy & Water Conservation \$230,000

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 \$200,000

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 2012-13.

A listing of individual capital projects which include the projects and amounts identified for FY 2012-13 and those from prior years are included in the tables that follow this section. The far right column includes a project 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

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding*** and 2012-13 Adopted Appropriation	Funding Source	Status****
EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT										
1	350098	General Services Agency, Information Technology - Various - Communication Infrastructure Maintenance	2012/2013	203,200		203,200	203,200	203,200	General Fund	U
2	350095	General Services Agency, Information Technology - Rocky Butte - Replace Generator Set	2011/2012	60,400	60,400			60,400	General Fund	U
3	350084	General Government - ARRA - EECBG - HVAC - Various Facilities	2009/2010	742,420	742,420	262		742,420	American Recovery and Reinvestment Act (ARRA) - EECBG	C
4	350082	General Government - ARRA - EECBG - Lighting - Various Facilities Exterior and Interior	2009/2010	341,702	341,702	0		341,702	American Recovery and Reinvestment Act (ARRA) - EECBG	CO
5	350069	General Government - Courthouse Annex - Upgrade Public Elevator	2008/2009	200,000	200,000	132,866		200,000	General Fund	P
6	350051	General Services Agency, Information Technology - Old Courthouse - Data Center Reorganization	2007/2008	58,400	58,400	28,995		58,400	General Fund	P
7	350022	General Government - Old Courthouse - Exterior Paint	2006/2007	102,700	102,700	93,823		102,700	General Fund	U
8	350002	General Government - Courthouse Annex - Implement Office Consolidation	2005/2006	1,674,400	1,674,400	110,360		1,674,400	General Fund	C
9	300128	SLO - Johnson Avenue Property Analysis	2004/2005	354,000	354,000	163,511		354,000	Facilities Planning Reserve	P
10	300080	General Government - SLO - 1144 Monterey St. Monitoring Wells Abandonment and Remediation	2003/2004	180,567	180,567	(2,079)		180,567	General Fund	P
<i>Sub Total:</i>			3,917,789	3,714,589	588,139	203,200	203,200	3,917,789		

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 6/30/12. 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 8/21/12. Reference following document titled "CIP Program Changes Between FY 2012-13 Proposed and Final Budgets."

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

MAINTENANCE PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding*** and 2012-13 Adopted Appropriation	Funding Source	Status****
EFS Bus Area 2000: HEALTH AND SOCIAL SERVICES -MAINT										
11	350099	Department of Social Services - SLO - Higuera Facility Window Repair	2012/2013	100,000		100,000	100,000	100,000	Department of Social Services Operating Budget	U
12	350097	Department of Social Services - SLO - Higuera St Carpet Install, Phase 2	2011/2012	202,900	202,900	81,802		202,900	202,900 Department of Social Services Operating Budget	C
13	350078	Health - SLO - Lab Expansion, Phase 3	2009/2010	329,670	329,670	2,764		329,670	HRSA Grant	C
14	350034	Health - Operations Center - Animal Services - Roof Replacement	2006/2007	141,700	141,700	140,851		141,700	General Fund	P
<i>Sub Total:</i>				774,270	674,270	225,417	100,000	100,000	774,270	
EFS Bus Area 2000: PUBLIC WORKS - MAINT										
15	350102	Public Works-COC-Replace Sewer Line from manhole #3 to Animal Shelter	2012/2013	333,000		333,000	333,000	333,000	FBA FC 230-Funds left over from Waterline Project 320026	U
<i>Sub Total:</i>				333,000	0	333,000	333,000	333,000		

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MAINTENANCE PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding*** and 2012-13 Adopted Appropriation	Funding Source	Status****
EFS Bus Area 2000: PUBLIC SAFETY - MAINT										
16 350096	Probation - Juvenile Services Center - Replace JSC Sinks and Toilets	2011/2012	201,900	201,900	84,376			201,900	General Fund	C
17 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
18 350087	Probation - Juvenile Services Center - Replace Juvenile Hall West and Center Unit Doors	2010/2011	291,300	291,300	91,338			291,300	General Fund	C
19 350088	Sheriff - County Operations Center - Replace Main Jail Mechanical Room Plumbing and Pumps	2010/2011	120,000	120,000	104,310			120,000	General Fund	D
20 350053	Sheriff - Operations Center - Honor Farm Kitchen Renovation	2007/2008	233,500	233,500	4,568			233,500	General Fund	C
21 350042	Sheriff - West Jail - Security Screens	2006/2007	29,500	29,500	20,011			29,500	General Fund	D
<i>Sub Total:</i>			983,700	983,700	412,102			983,700		

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MAINTENANCE PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2011-12	Balance of Funds Available**	2012-13 Proposed Appropriation	2012-13 Adopted Appropriation	Total Approved Funding*** and 2012-13 Adopted Appropriation	Funding Source	Status****
EFS Bus Area 2000: PARKS - MAINT										
22	350035	Parks - Central County - Park Maintenance (Roll Up)	2006/2007		250,000	116,223		250,000	250,000 Quimby Fees - Central County Sub-Fund	C
23	350038	Parks - Coastal - Park Maintenance (Roll Up)	2006/2007		80,000	186		80,000	40,000 GF; 40,000 Parks Fund	C
24	350039	Parks - East County - Park Maintenance (Roll Up)	2006/2007		61,500	13,229		61,500	21,500 GF; 40,000 Quimby Fees - East County Sub-Fund	C
25	350036	Parks - North County - Park Maintenance (Roll Up)	2006/2007		180,000	37,487		180,000	180,000 Quimby Fees - North County Sub-Fund	C
26	350037	Parks - South County - Park Maintenance (Roll Up)	2006/2007		250,000	191,071		250,000	250,000 Quimby Fees - South County Sub-Fund	C
27	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	U
28	350080	Parks - Los Osos - Elfin Forest Restoration	2009/2010	27,000	27,000	1,742		27,000	25,000 Coastal Impact Assistant Program (CIAP) Federal Grant; 2,000 Parks fund match	C
29	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)	H
			<i>Sub Total:</i>	286,480	1,107,980	424,813		1,107,980		
			<i>Total:</i>	6,295,239	6,480,539	1,650,471	636,200	636,200	7,116,739	

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 6/30/12. 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 8/21/12. Reference following document titled "CIP Program Changes Between FY 2012-13 Proposed and Final Budgets."

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

COUNTYWIDE MAINTENANCE PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Balance of Funds Available*</i>	<i>2012-13 Proposed Appropriation</i>	<i>2012-13 Adopted Appropriation</i>	<i>Balance of Funds Available and 2012-13 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status***</i>	
EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT								
1	350077	Countywide Maintenance Projects	318,310	850,500	850,500	1,168,810	General Fund	C
2	350070	Countywide Facilities Master Plan	213,734	100,000	100,000	313,734	General Fund	C
3	350074	Countywide Energy and Water Conservation	107,364	230,000	230,000	337,364	General Fund	C
4	350072	Countywide Department Relocations	236,138			236,138	General Fund	C
5	350071	Countywide ADA Compliance	265,060	400,000	400,000	665,060	General Fund	C
6	350050	Countywide Stormwater Pollution Prevention	(3,181)	200,000	200,000	200,525	General Fund	C
		<i>Subtotal:</i>	1,137,424	1,780,500	1,780,500	2,921,631		
EFS Bus Area 2000: LIBRARY - MAINT								
7	350073	Countywide Library Renovations	231,972			231,972	Library Funds	C
		<i>Subtotal:</i>	231,972			231,972		
EFS Bus Area 2000: COMMUNITY SERVICES - MAINT								
8	350010	Countywide Community Buildings Renovations	457,555			457,555	General Fund; Grant Funds	C
		<i>Subtotal:</i>	457,555			457,555		
		<i>Total:</i>	1,826,951	1,780,500	1,780,500	3,611,158		

* Prior Year(s) Balance of Funds Available as of 6/30/12. 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 8/21/12. Reference following document titled "CIP Program Changes Between Fiscal Year 2012-13 Proposed and Final Budgets."

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

Maintenance Project Program Changes Which Occurred Between FY 2012-13 Proposed and Final Budgets

MAINTENANCE PROJECT CHANGES

The Maintenance Projects listed in the Maintenance Project report for the FY 2012-13 Proposed Budget include active projects which are funded in prior years, as well as those projects which were proposed for funding through the FY 2012-13 budget process. The Proposed Budget is prepared in April, 2012 and the Final Budget is prepared in early September 2012. 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 2012. 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

No Changes

HEALTH & SOCIAL SERVICES

No Changes

LIBRARIES

No Changes

**Maintenance Project Program Changes Which Occurred Between
FY 2012-13 Proposed and Final Budgets**

PUBLIC WORKS

No Changes

PUBLIC SAFETY

No Changes

PARKS

No Changes

COMMUNITY SERVICES

No Changes

COUNTYWIDE PROJECTS

No Changes

Completed Maintenance Projects: FY 2011-12

<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	2006/2007	350029	Library - SLO - Remodel Circulation Desk/Self Checkout	83,600	133,600	132,894	99.5%
			<i>Project reconfigured circulation desk to accommodate new self-checkout equipment.</i>				
2	2007/2008	350052	Public Works -Operations Center - Water Quality Lab Improvements	37,200	37,200	37,092	99.7%
			<i>Project retrofitted lighting with energy efficient ballast and lamps, replaced aging ceiling insulation, reconfigured storage, and provided air conditioning.</i>				
3	2009/2010	350086	General Government - ARRA - CDBG - Arroyo Grande Vets Hall Restrooms ADA (see 350010.09 & 350071.05)	85,033	85,033	85,005	100.0%
			<i>Project renovated existing men and women's restrooms to comply with current ADA regulations.</i>				
Totals:			205,833	255,833	254,991	99.7%	

Completed Countywide Projects: FY 2011-12

<i>Project Description</i>		<i>Completed or Cancelled</i>	<i>Cost</i>
Countywide ADA Compliance			209,373
1	General Government - Various Locations - ADA Transition Update	COMPLETE	
2	Sheriff - County Operations Center - Construct Main Jail ADA Compliant Shower	COMPLETE	
3	Sheriff - County Operations Center - Construct Main Jail ADA Compliant Cell	COMPLETE	
4	General Government - Arroyo Grande - Construct Vets Hall Restrooms ADA	COMPLETE	
5	Library - SLO - Construct ADA Compliant Circulation Desk	COMPLETE	
Countywide Department Relocations			6,207
6	Planning - SLO - Install Operable Conference Room Windows	COMPLETE	
Countywide Energy and Water Conservation			9,488
7	Health - Atascadero - Install Window Tint	COMPLETE	
8	Sheriff-COC-Install Honor Farm Water Meter	COMPLETE	
9	General Government - Templeton - Install Solar Powered LED Sign Lighting	COMPLETE	
Countywide Maintenance Projects			289,404
10	General Government-Paso Robles-Replace Water Service Line	COMPLETE	
11	Sheriff - COC - Replace Honor Farm Storage Containers	COMPLETE	
12	General Government - COC - Remediate Asbestos at Old Muni Court Storage	COMPLETE	
13	Department of Social Services - SLO - Program Systemwide FOBs	COMPLETE	
14	General Government - Nipomo - Replace Senior Center Roof	COMPLETE	
15	Sheriff - COC - Repair Honor Farm Sewer	COMPLETE	
16	Probation - SLO - Repair JSC Waterline	COMPLETE	
17	Sheriff - COC - HF Electrical Panel Evaluation	COMPLETE	
18	Ag Commissioner - SLO - Repair Sierra Way Stair Landing	COMPLETE	
19	Health-SLO-Replace Health Campus Annex HVAC	COMPLETE	
20	Sheriff-COC-Replace Detective Bldg Gutters	COMPLETE	

Completed Countywide Projects: FY 2011-12

	<i>Project Description</i>	<i>Completed or Cancelled</i>	<i>Cost</i>
21	GSA-IT-COC-Repair Kansas Ave Fiber Optic	COMPLETE	
22	Health-SLO-Replc Inpatient MH Patio	COMPLETE	
23	General Government - SLO - Courts ADA Accessible Entry Signs	COMPLETE	
24	GSA-IT - Cuesta Peak - Replace Communication Vault Roof	COMPLETE	
25	General Government - SLO - Replace NGC Rollup Parking Grille	COMPLETE	
26	Sheriff - COC - Replace IRC HVAC Burner Manifold	COMPLETE	
Parks - Cental County - Park Maintenance			1,698
27	Oceano - Community Park Playground Safety Improvements	COMPLETE	
Parks - North County - Park Maintenance			28,480
28	Creston Pool Upgrade Contribution to Atascadero Unified School District	COMPLETE	
29	Templeton - Resurface Tot Pool	COMPLETE	
30	San Miguel - Replace Pool Controller	CANCELLED	
Total:			544,650