

Capital and Maintenance Projects

Capital Projects

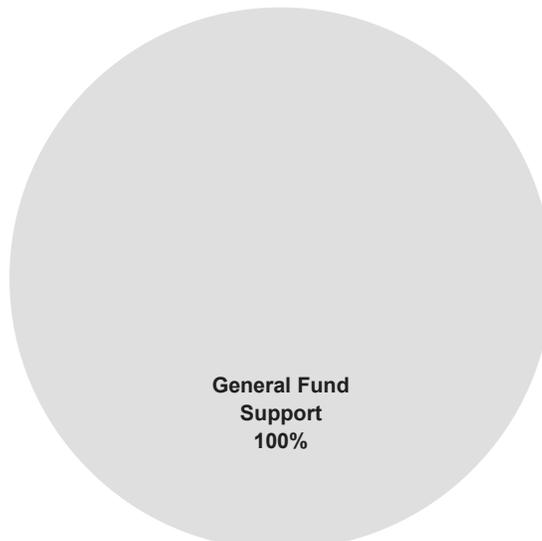
Maintenance Projects

PURPOSE STATEMENT

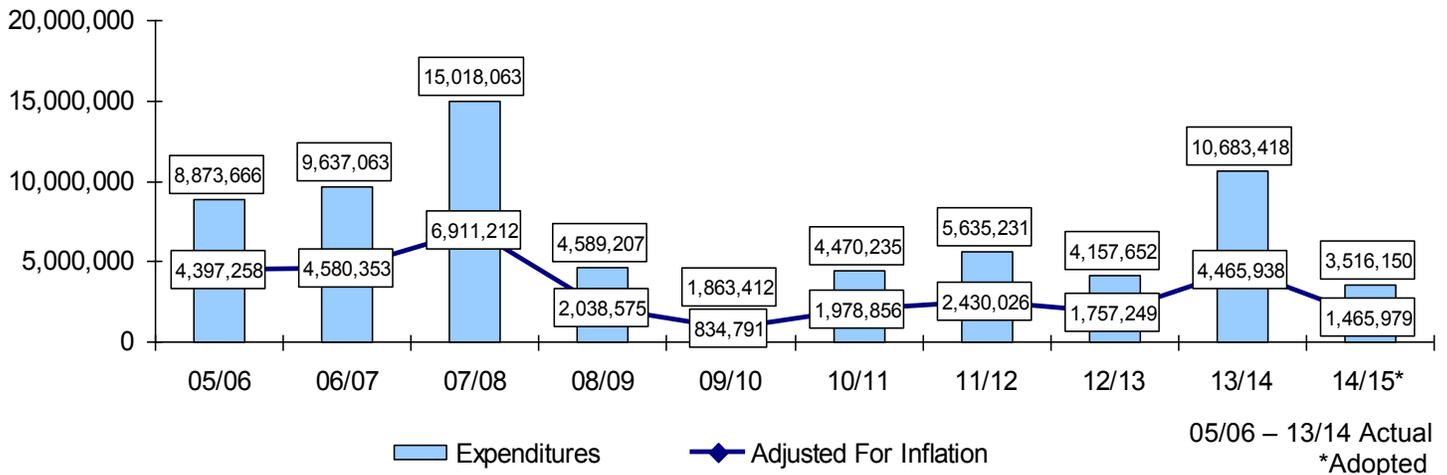
The Capital Projects budget provides funds for acquiring and constructing buildings, structures and improvements to facilities, which generally cost more than \$25,000. Projects under \$25,000 are generally classified as maintenance projects and are found in Fund Center 200 – Maintenance Projects. Policies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

| | 2012-13 | 2013-14 | 2014-15 | 2014-15 | 2014-15 |
|--------------------------------------|---------------------|----------------------|---------------------|---------------------|---------------------|
| <u>Financial Summary</u> | <u>Actual</u> | <u>Actual</u> | <u>Requested</u> | <u>Recommended</u> | <u>Adopted</u> |
| Fines, Forfeitures and Penalties | \$ 0 | \$ 1,986,400 | \$ 0 | \$ 0 | \$ 0 |
| Revenue from Use of Money & Property | 59,802 | 47,136 | 0 | 0 | 0 |
| Intergovernmental Revenue | 241,257 | 84,917 | 0 | 0 | 0 |
| Charges for Current Services | 45,925 | 72,313 | 0 | 0 | 0 |
| Other Revenues | 575 | 11 | 0 | 0 | 0 |
| Other Financing Sources | 6,068,633 | 3,172,028 | 3,516,150 | 4,775,790 | 4,775,790 |
| Interfund | <u>222,996</u> | <u>7,034,930</u> | <u>0</u> | <u>0</u> | <u>450,000</u> |
| Total Revenue | \$ 6,639,188 | \$ 12,397,735 | \$ 3,516,150 | \$ 4,775,790 | \$ 5,225,790 |
| | | | | | |
| Fund Balance Available | \$ 229,826 | \$ 430,934 | \$ 0 | \$ 0 | \$ 59,786 |
| Cancelled Reserves | <u>2,137,073</u> | <u>8,265,835</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Total Financing Sources | \$ 9,006,087 | \$ 21,094,504 | \$ 3,516,150 | \$ 4,775,790 | \$ 5,285,576 |
| | | | | | |
| Salary and Benefits | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Services and Supplies | 0 | 0 | 0 | 0 | 0 |
| Other Charges | 465,895 | 18,686 | 0 | 0 | 0 |
| Fixed Assets | <u>3,691,757</u> | <u>10,664,732</u> | <u>3,516,150</u> | <u>3,516,150</u> | <u>4,025,936</u> |
| Gross Expenditures | \$ 4,157,652 | \$ 10,683,418 | \$ 3,516,150 | \$ 3,516,150 | \$ 4,025,936 |
| | | | | | |
| Contingencies | 0 | 0 | 0 | 0 | 0 |
| New Reserves | <u>5,520,912</u> | <u>4,980,986</u> | <u>1,986,400</u> | <u>1,259,640</u> | <u>1,259,640</u> |
| Total Financing Requirements | \$ 9,678,564 | \$ 15,664,404 | \$ 5,502,550 | \$ 4,775,790 | \$ 5,285,576 |

Source of Funds



10 Year Expenditures Adjusted For Inflation



SERVICE PROGRAMS

Capital Projects has a total expenditure level of \$3,516,150 to provide the following services:

Capital Projects (Fund 003)

Funding of Board adopted capital projects in conformance with established policies.

Total Expenditures: \$3,516,150 Total Staffing (FTE): _

Staffing for Capital Projects is reflected in FC 113 - General Services.

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, projects that are legally mandated or necessary to improve health and safety conditions receive the highest priorities. Some capital projects have funding sources, often in the form of grants or other outside funding, that become available during the fiscal year. These projects may be evaluated outside of the annual budget cycle and be funded mid-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 and structures, and significant improvements to facilities. Other capital expenditures may include the purchase of vehicles, equipment, or technology projects and are contained in departmental budgets included in other sections of the document:

- Fleet Services (Fund Center 407) – contains information about countywide vehicle replacements.
- Maintenance Projects (Fund Center 200) – contains information about countywide maintenance projects that are necessary to maintain the County’s facilities.
- Countywide Automation Replacement (Fund Center 266) – contains information about countywide automation systems projects that are needed to support County technology-related 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 Roads (Fund Center 245), Public Works (Fund Center 405), and in the budget for special districts.

The process by which projects are evaluated and selected begins with the annual request to County departments to submit proposed maintenance and capital projects for the annual budget as well as for the Five Year Infrastructure and Facilities Capital Improvement Plan. Submitted projects are evaluated by a team comprised of representatives from Public Works, General Services Agency, Planning and Building, and the Administrative Office. Each submitted project is reviewed and ranked based on the criteria in the Budget Policies adopted by the Board of Supervisors. All of the proposed projects are then presented to the Capital Improvement Executive Steering Committee (CI-ESC), which is chaired by the County Administrator and comprised of 10 County department heads. The capital projects recommended in this budget are the result of the CI-ESC's review of the submitted projects. The most recent Five Year Infrastructure and Facilities Capital Improvement Plan was approved by the Board on February 18, 2014.

A total of \$4,775,790 of General Fund is recommended to be allocated to cover the costs of seven identified Capital Improvement Projects (CIPs) totaling \$3,516,150 plus an increase of \$1,259,640 to Capital Projects Fund reserves. Overall, recommended funding for the Capital Projects Fund is increasing by \$207,001 or 4% compared to the FY 2013-14 adopted budget.

One of the seven projects recommended for funding is a project that will be managed and completed by Public Works. This project involves the upgrade of a waterline to provide fireflow for the existing Animal Shelter and Honor Farm facilities near the County Operations Center. This project is identified here since the funding is from the Capital Projects Fund (Fund Center 230) budget. However, monitoring and tracking of this project will be done through Public Works (Fund Center 405) and not through this fund center.

BOARD ADOPTED CHANGES

Capital Projects Fund ended the year with a fund balance totaling \$59,786. The entire \$59,786 was kept within Fund Center 230 for use on other projects.

FY 2014-15 Recommended Capital Projects

The following capital projects are recommended for funding in the FY 2014-15 budget.

Project Title: Upsize Water Line from Animal Shelter to Chorro Creek Bridge

Recommended Funding Level:

\$820,100

Funding Source(s):

General Fund

Project Description:

The project increases the size of 2,100 feet of water line along Kansas and Oklahoma Avenues from the Chorro Creek Bridge to the Animal Shelter.

Justification:

In order to meet fireflow requirements for the existing Animal Shelter and Honor Farm facilities, as well as future projects at the Kansas Avenue complex, the size of the waterline from the Chorro Creek Bridge to the Animal Shelter needs to be increased.

Operating Cost Impacts:

Minimal cost impacts are expected. Project will save future costs as facilities are expanded in the area.

Intended Outcomes:

Increasing the size of the water line will improve water pressure and flow to accommodate current and planned uses at the County Operations Center along Kansas and Oklahoma Avenues.

Map of Project Area:



Project Title: Black Mountain Communication Vault Replacement

Recommended Funding Level:

\$ 279,450

Funding Source(s):

General Fund

Project Description:

The Black Mountain communication site is an integral part of the County's public safety communication system (Law enforcement, fire, medical, public works). Public safety communications equipment and radios are installed and housed in the Black Mountain communications vault. This project constructs a new building to replace the existing communications vault which has reached the end of its useable life.

Justification:

Communication vaults are estimated to have a 40 year useful life due to the environmental conditions they operate in. The communication vault building at Black Mountain was constructed in 1974 and is 39 years old. Radio equipment has been damaged due to deterioration of the existing building. The building electrical infrastructure is also inadequate for the load generated by radio equipment. Replacement of the vault building will maintain functionality of the communication facility and preserve uninterrupted communications to emergency first responders. □

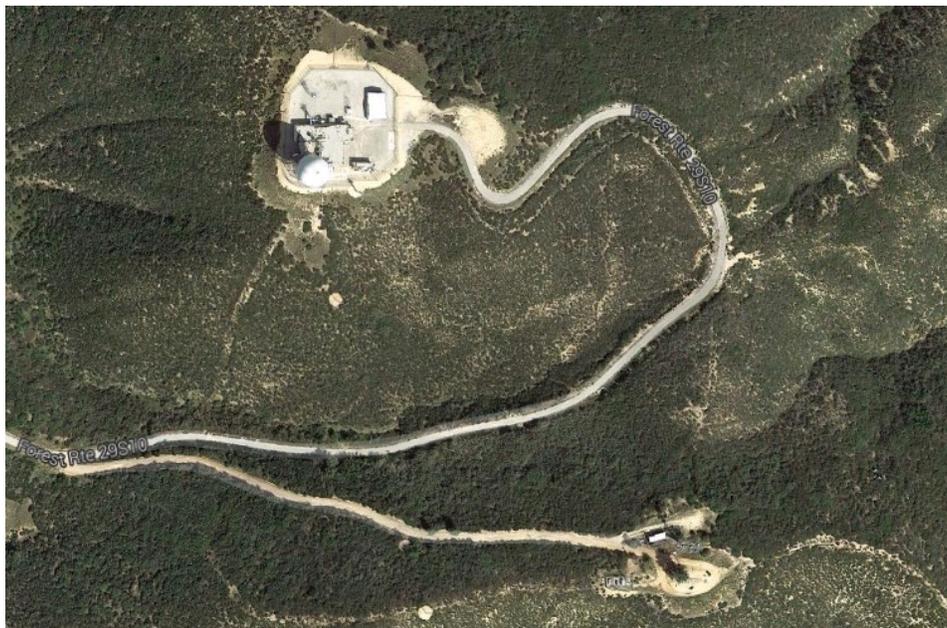
Operating Cost Impacts:

Replacing the communications 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 and number of maintenance trips will allow maintenance staff to apply their efforts to other needs.

Intended Outcomes:

Black Mountain provides essential radio coverage for public safety and general government users in the Northeast and Central portion of the County. Typical users include all law enforcement, fire, medical/ambulance, public works, and non-public safety government workers.

Map of Project Area:



**Project Title: Elevator Modernization
(Old Courthouse, SLO Library, Department of Social Services)**

Recommended Funding Level:

\$1,446,200

Funding Source(s):

General Fund

Project Description:

Modernize and make ADA compliant the following:

- Elevator #8 located at Old Courthouse 976 Osos St. San Luis Obispo, originally installed in 1942.
- Elevator #9 located at City/County Library, 995 Palm St. SLO, installed in 1988.
- Elevator #12 located at Department of Social Services, 3433 South Higuera St., San Luis Obispo, installed in 1992.

Justification:

Elevator #8 at the Old Courthouse has equipment and components that were part of the original installation in 1942. Downtime on the elevator is becoming more frequent, and for longer periods of time. Parts support is not available for many of the components. Elevator #9 at the City/County Library is 25 years old and requires modernization of the elevator control system. Elevator #12 at the Department of Social Services also requires modernization upgrades to the control system.

Operating Cost Impacts:

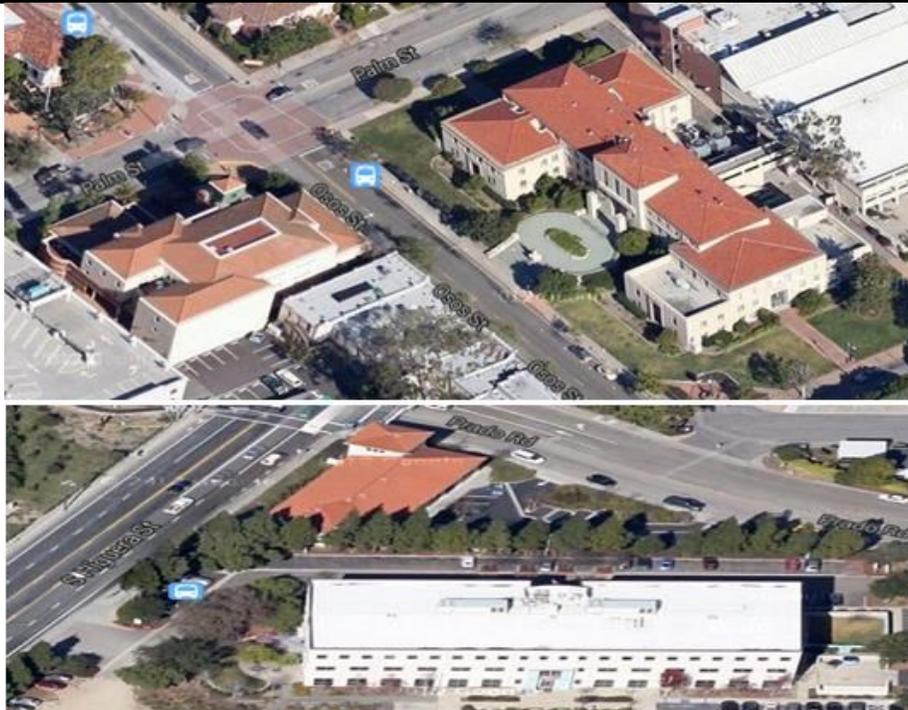
Significant direct and indirect maintenance costs related to the old, outdated elevators has increased in recent years. Modernizing the elevators will eliminate much, if not all, of these costs.

Intended Outcomes:

Exact outcomes related to ADA compliance are difficult to predict as exact requirements and specifications have not been universally developed or adopted. Instead, guidelines have been developed that provide guidance elevators should offer in terms of accessibility. Samples of ADA improvements include:

- Elevator hall and car buttons that are mounted at certain heights (42 inches).
- Call buttons that are a minimum of 0.75 inches in diameter.
- Certain illumination levels for buttons.
- Braille plates next to buttons and at entrance jambs.
- Two-way communication in elevator cabs that deaf/blind users can utilize.

Map of Project Area:



Project Title: Exterior Pest Detection Trapper Workstation

Recommended Funding Level:

\$ 113,700

Funding Source(s):

General Fund

Project Description:

Install two new service bays which serve as outdoor pest detection trapper workstations at the San Luis Obispo Agricultural Commissioner office at 2156 Sierra Way. The service bays are to be covered by a protective awning and secured from public access. The workstations include stainless steel sinks and counters, high neck faucets, and garbage disposal. Code compliant exterior electrical outlets and lighting and plumbing drains are required. □

Justification:

One of the Agricultural Commissioner's required programs is fruit fly detection trapping. Water and waste buckets used to service and maintain insect traps in the field must be emptied, cleaned, and refilled daily. Currently, staff hand-carry the five gallon buckets from their trucks to a standard sink inside the building to dispose of liquid waste and debris, then clean and refresh the equipment. The trapping crew all rely on a single sink not intended for this type of operation. The congestion in the area around the sink and spills and splashes of waste material create an inefficient, unsafe work environment. □

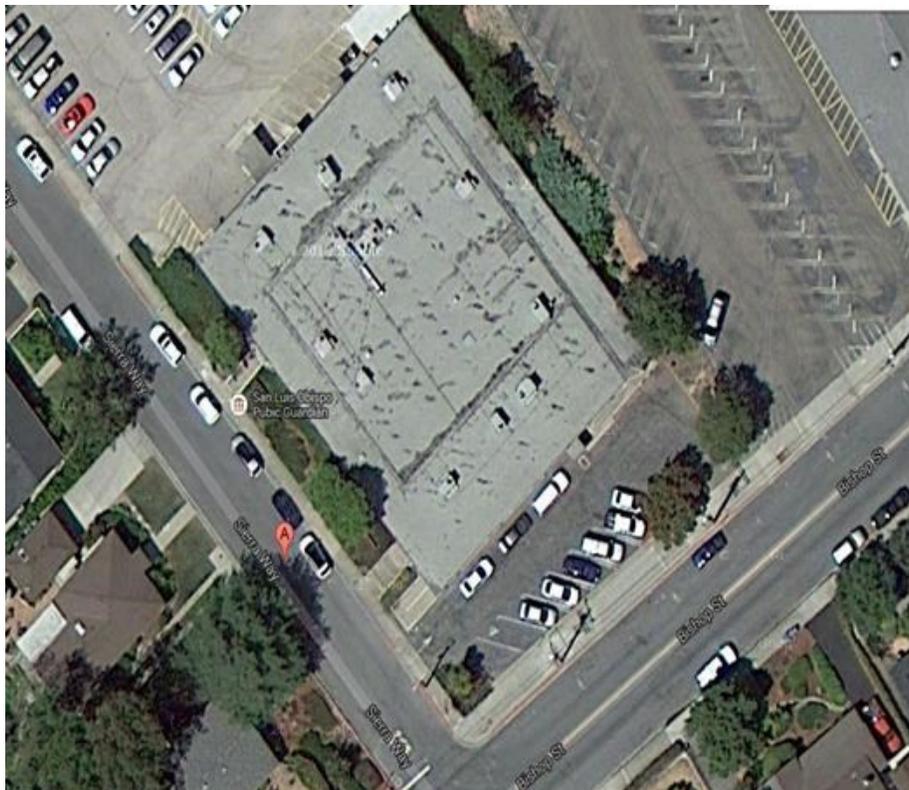
Operating Cost Impacts:

Beyond minor maintenance, no additional operating costs will be introduced by the project. Time wasted carrying buckets from trucks to a single sink inside the building will be eliminated and the availability of multiple sinks will result in increased staff efficiencies.

Intended Outcomes:

Construction of exterior trapper workstations will alleviate the safety concerns and allow staff to work more efficiently in a suitable work environment.

Map of Project Area:



Project Title: Public Health Laboratory Renovation

Recommended Funding Level:

\$ 444,300

Funding Source(s):

General Fund

Project Description:

Complete the renovation of the County's Public Health Laboratory at 2191 Johnson Avenue in San Luis Obispo. Renovations to include Heating, Ventilation, and Air Conditioning (HVAC) replacement, modernized benches and cabinetry, electrical repairs, plumbing repairs, and room renovations.

Justification:

The building was constructed in 1953 and expanded in the early 1960s. Since then, the building has not had any significant projects to modernize it. The responsibilities of the laboratory have expanded and provides essential analytical testing services for physicians, hospitals, community based health and environmental protection organizations, private businesses, and County environmental programs. The current air handling systems, benches, and cabinetry, flooring, electrical, and plumbing must be renovated and modernized to meet requirements.

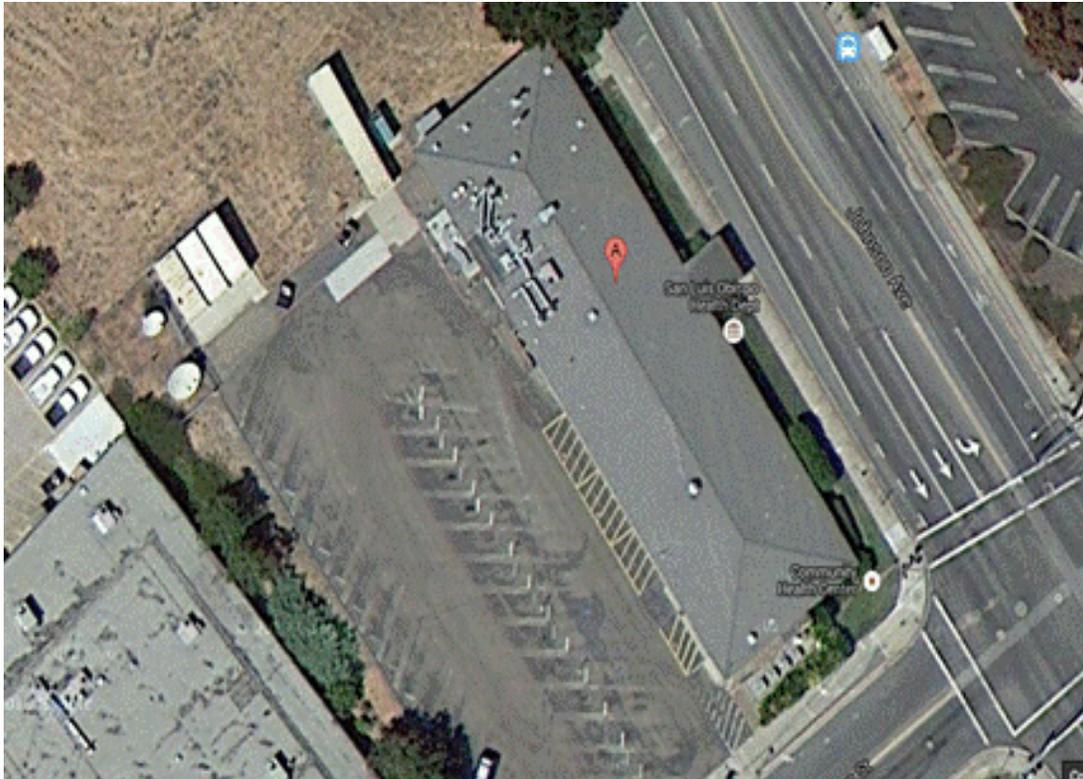
Operating Cost Impacts:

Minor operational improvements will be experienced through the upgrade of existing systems and equipment. In addition, minor decreases in utility expenses are expected due to increases in system efficiencies.

Intended Outcomes:

Improving the HVAC, electrical, and plumbing systems will make the laboratory safer and introduce systems that help to meet "green" utility efficiencies. Replacement of outdated benches, cabinetry, and flooring systems will improve usability of laboratory space.

Map of Project Area:



Project Title: Replace Failing Leach Field at Meridian Fire Station

Recommended Funding Level:

\$ 100,800

Funding Source(s):

General Fund

Project Description:

Replace the failing septic system leach field at Meridian Fire Station #36 in Paso Robles.

Justification:

The current septic system is in need of replacement. The soil characteristics do not allow for adequate percolation and the septic system does not operate as intended, creating a need for frequent pumping and maintenance of the system. If the septic system and leach field fail, it will become a critical health, safety, and environmental issue. Pumping of the system will create additional recurring costs.

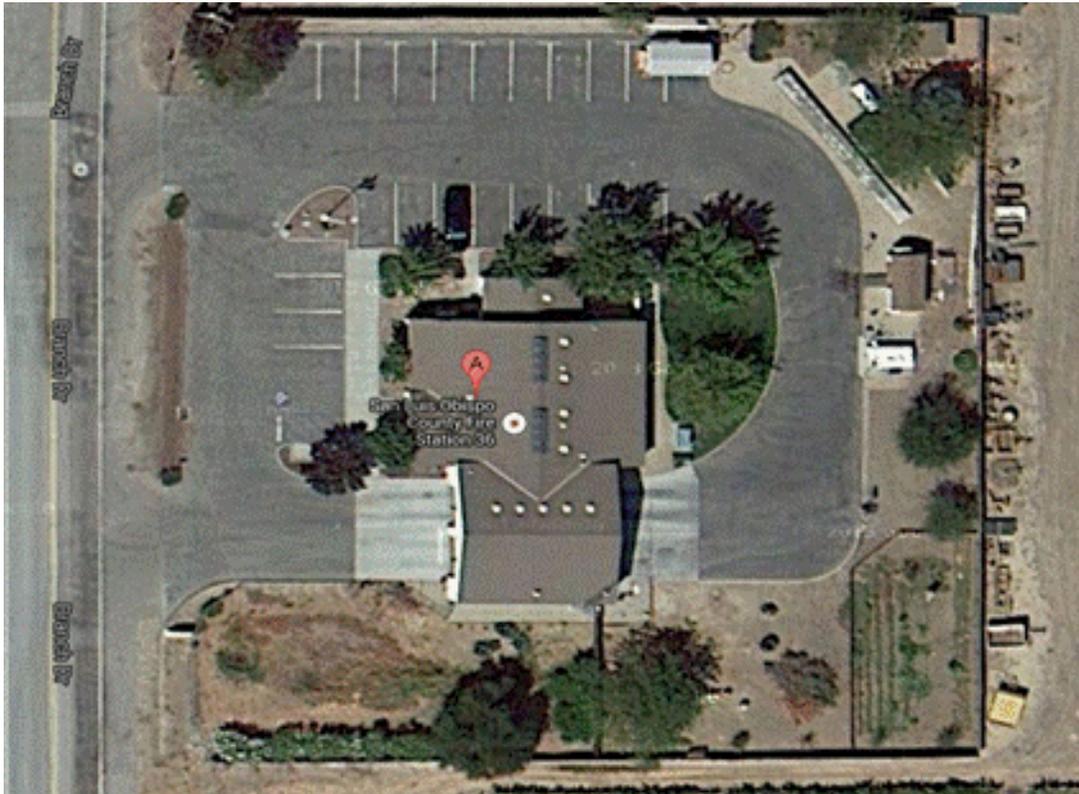
Operating Cost Impacts:

On-going operational costs are expected to be minimal. Continued and proper maintenance of the replaced septic system will help to ensure a long-lasting and properly functioning system.

Intended Outcomes:

The Meridian Fire Station serves the east Paso Robles area and the Highway 46 corridor. Replacing the failing septic system will insure a safe, hygienic work environment for firefighters at the station.

Map of Project Area:



Project Title: Extend Fiber to Dept. of Social Services in Arroyo Grande from Grover Beach □

Recommended Funding Level:
\$ 311,600

Funding Source(s):
General Fund

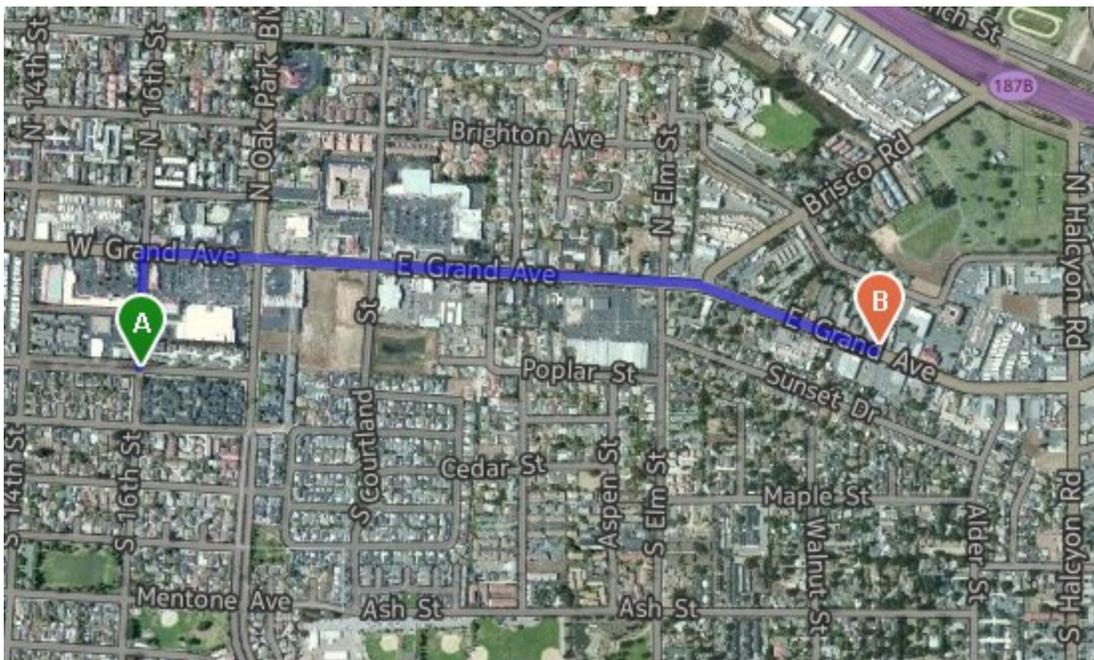
Project Description:
Extend optical fiber from 1523 Longbranch, Grover Beach to the Department of Social Services building at 1086 Grand Ave., Arroyo Grande. □

Justification:
The extension of fiber to the County campus at Longbranch and 16th St. in Grover Beach is currently underway. This extension provides the infrastructure needed to further extend fiber to the Department of Social Services building in Arroyo Grande.

Operating Cost Impacts:
Minor operational costs will be incurred to maintain the new optical fiber optic lines. The project will reduce monthly data communication costs by approximately \$5,000 per year.

Intended Outcomes:
The new fiber optics will immediately provide faster data connections and improved data security for Department of Social Services users. The project will also position the County for future network expansion in Grover Beach and Arroyo Grande.

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 \$100,000 or greater and which are planned to be considered for development during the FY 2014-15 through FY 2018-19 time frame. 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.

Airport Terminal Design and Construction Documents

Location: 901 Airport Drive, San Luis Obispo

Expense: \$2.27 million

Sources of Funding: \$2.16 million in FAA Grant, \$110,000 in Passenger Facility Charges

Operational Impacts: Once constructed, the new terminal will experience a slight to moderate increase in operational expense. Some decrease in annual maintenance expense is anticipated.

Project Summary and Status:

The Board of Supervisors (BOS) approved acceptance of the Federal Aviation Administration (FAA) grant and the design development project on August 18, 2010. On September 6, 2011, the BOS approved the design consultant agreement. On March 6, 2012, the BOS approved the proposed 3 phase design development project. The BOS approved creation of the capital improvement project and corresponding budget adjustment for construction documents on September 24, 2013. Design development was completed in Fall 2013 and presented to the BOS for acceptance and closure on November 5, 2013.

The project will provide complete and biddable construction documents for the new San Luis Obispo Regional Airport Terminal. The construction documents will be complete in May 2014. Approval for completion of the construction document project will be presented to the Board during the summer of 2014. Upon direction from the Board to move forward with construction, subsequent FAA grant applications will be submitted for funding.

Animal Shelter Expansion/Remodel

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

Expense: \$1.26 million

Sources of Funding: \$1.13 million in Facility Planning Reserves, \$135,000 in Building Replacement Reserves

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. The final design was completed, and the project was advertised for bidding. However, all bids were rejected because the lowest

responsive, responsible bid exceeded the project budget. The design is being re-evaluated and is anticipated to be re-bid in FY 2014-15.

Atascadero Library

Location: 6555 Capistrano Avenue, Atascadero

Expense: \$3.23 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: The new Atascadero Library is 60% larger than the current library. Although energy saving measures have been incorporated in the construction, annual maintenance and utility expense will increase because of the expansion of the facility. The currently planned operational staffing costs for this facility are not anticipated to increase as the Library intends to use existing staff and volunteers

Project Summary and Status:

In December 2010, the County purchased the 22,000 square foot shell building, of which, 15,000 square feet will be occupied by the Library. The County is currently constructing the tenant improvement 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 County Clerk in the shell building. The design was completed and bids obtained in FY 2012-13. Construction began in June of 2013 and is on schedule to be completed in May 2014. The Library expects to open the new facility in June 2014.

**Bob Jones Trail Extension (Ontario Road)
Octagon Barn Staging and Parking Lot Improvements and
South Higuera St., Left Turn Lane Improvements**

Location: 4400 Octagon Way, San Luis Obispo. Located on South Higuera St., south of the San Luis Obispo city limits.

Expense: \$2.47 million

Sources of Funding: \$1.485 million Public Facilities Fees, \$400,000 National Federal Wildlife Foundation, \$300,000 Dept. of Transportation, \$288,000 CA Dept. of Transportation

Operational Impacts: Operational and maintenance costs are anticipated to increase due to the improvements.

Project Summary and Status:

The project is a partnership between the County of San Luis Obispo Parks and the Land Conservancy that will serve as the Bob Jones Pathway staging area. The staging area will provide parking and amenities for the bicyclists and pedestrians utilizing the current pathway, which will ultimately connect San Luis Obispo to Avila Beach. The project consists of design and construction of a parking area on the Octagon Barn site, a left turn lane from South Higuera Street into the new parking area, and construction of a segment of class 1 multiuse pedestrian/bicycle path from the Octagon Barn to the Ontario Road staging area. Engineering services are currently being solicited. Completion of construction documents is scheduled for August 2014. Construction of the parking area and left turn lane will begin in Fall 2014 with completion Summer 2015.

Restore Cayucos Pier

- Location:** Intersection of Ocean Front St. and Cayucos Dr., Cayucos
- Expense:** \$1.9 - \$3.4 million, dependent on final scope and funding availability
- Sources of Funding:** \$90,000 balance in current pier project funds, \$100,000 from *Save The Pier* organization, \$650,000 in Park Project reserves, \$450,000 in Parks FY 2013-14 Fund Balance Available (FBA) funds, \$5,000 from Chevron Corporation, and up to \$2,100,000 in funding yet to be determined.
- Operational Impacts:** A significant decrease in maintenance expense is anticipated from this pier rehabilitation, if the maximum amount of recommended repairs occurs at the pier as proposed. If only minimal repairs to the pier occur, annual maintenance expense will increase significantly.

Project Summary and Status:

The project is intended to restore the deteriorating Cayucos Pier. The extent of the restoration of the pier will be dependent upon the available funding. The design phase and prior, now completed, temporary stabilization project included a complete survey and classification of the structural elements of the pier. Some or all of the following scope elements may be included, depending on availability of funding: replacement of piles, pier decking, electrical infrastructure, railing, and fire water system. The project construction documents were completed in March 2014. Currently, the project is in review for the Coastal Commission permit. Bids are expected in June 2014 with construction starting fall 2014.

Juvenile Hall Expansion

- Location:** 1065 Kansas Avenue, off Highway 1 between Morro Bay and San Luis Obispo at the County Operational Center
- Expense:** \$22.2 million
- Sources of Funding:** \$13.12 million in State SB 81 funds, \$3.5 million in Juvenile Hall Detention Reserves, \$.4 million in Facilities Planning Designation, \$1.4 million in In-Kind Match, and an additional \$175,000 estimated funding yet to be determined.
- Operational Impacts:** When fully operational, the Juvenile Hall expansion will require 6 additional positions to staff the expanded facility. Annual staffing and operational costs are estimated at \$768,000. Probation intends to offset this expense by annual savings in group home placements which are estimated to be \$660,000 and with additional annual revenues for Public Safety Realignment estimated to be \$100,000.

Project Summary and Status:

This project will expand the County's 45 bed Juvenile Hall with the addition of 20 high security beds, classrooms, an indoor multipurpose/recreational space, and staff offices. 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 the bidding process with construction anticipated to begin late summer 2014.

Parks – Replace Morro Bay Golf Course Water Line

- Location:** Morro Bay State Park - Morro Bay Golf Course and 'Chorro Flat' irrigation wells
- Expense:** \$750,000
- Sources of Funding:** \$100,000 in Facility Planning Reserves. Parks is anticipating loan or bond funding for the unfunded portion of the irrigation water pipeline replacement project.

Operational Impacts: No increase in operational expense is anticipated from this utility line replacement. Some decrease in annual maintenance expense is anticipated due to correction of utility line leaks, deficiencies, and elimination of emergency repairs.

Project Summary and Status:

The water repair and replacement project was approved in FY 2006-07. The project will replace an existing six-inch water utility line from the 'Chorro Flat' irrigation wells to the concrete water storage tank near the top of Black Hill above Morro Bay Golf Course. The water utility line and storage tank supply the irrigation water for Morro Bay Golf Course. The water delivery system has been prone to leaking and emergency repairs by Parks staff. The design will review alternative routes for the new waterline to minimize environmental and cultural impacts to the area. The topography and aerial surveys of the route will complete by June 2014. A request for qualifications from civil engineering professionals will follow the survey work June 2014.

Women's Jail Expansion

Location: 1585 Kansas Avenue – off Highway 1 between Morro Bay and San Luis Obispo at the County Operational Center

Expense: \$40.7 million

Sources of Funding: \$25.1 million State AB 900 funds; \$7.0 million in Detention Facility Reserves; \$4.4 million in Criminal Justice Facility Construction Fund, \$3.5 million in Facility Planning Reserves; \$694,000 in General Fund

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 on the inmate population level. Funding from AB 109, Public Safety Realignment, will offset the majority of the operational cost increase reducing the operational cost impacts to the County General Fund.

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 \$40.7 million. Construction began in February 2014 and is scheduled to complete the women's housing unit and security system in December 2015 and the medical/programming facility in October 2016.

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 considerably greater than originally identified, changes to the scope of the project and opposition from community groups or other governmental organizations.

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 2013-14 **</i> | <i>Balance of Funds Available***</i> | <i>2014-15 Proposed Appropriation</i> | <i>2014-15 Adopted Appropriation</i> | <i>Total Approved Funding and 2014-15 Adopted Appropriation</i> | <i>Funding Source</i> | <i>Status****</i> |
|--|----------------------------|-------------------------------------|--------------------------------------|--|--|---|--|---|------------------------------|-------------------|
| EFS Bus Area 2300: GENERAL GOVERNMENT - AUC | | | | | | | | | | |
| 1 | 320073 | 2014/2015 | 279,450 | | | 279,450 | 279,450 | 279,450 | General Fund | U |
| 2 | 320075 | 2014/2015 | 113,700 | | | 113,700 | 113,700 | 113,700 | General Fund | U |
| 3 | 320078 | 2014/2015 | 311,600 | | | 311,600 | 311,600 | 311,600 | General Fund | U |
| 4 | 320074 | 2014/2015 | 1,446,200 | | | 1,446,200 | 1,446,200 | 1,446,200 | General Fund | U |
| 5 | 320053 | 2012/2013 | 291,700 | 291,700 | 66,909 | | | 291,700 | Facilities Planning Reserve | C |
| 6 | 320049 | 2012/2013 | 107,800 | 107,800 | 95,583 | | | 107,800 | Facilities Planning Reserve | H |
| 7 | 320052 | 2012/2013 | 291,120 | 291,120 | 282,495 | | | 291,120 | Facilities Planning Reserve | D |
| 8 | 320050 | 2012/2013 | 231,500 | 231,500 | 231,328 | | | 231,500 | Facilities Planning Reserve | H |
| 9 | 320048 | 2011/2012 | 513,600 | 513,600 | 355,564 | | | 513,600 | Building Replacement Reserve | B |
| 10 | 320044 | 2011/2012 | 159,900 | 159,900 | 144,170 | | | 159,900 | Facilities Planning Reserve | H |
| 11 | 320038 | 2010/2011 | 182,000 | 182,000 | 111,664 | | | 182,000 | Building Replacement Reserve | B |

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CAPITAL PROJECTS

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|--|---|----------------------|-----------------------|---|-------------------------------|--------------------------------|-------------------------------|--|---|------------|
| 12 320037 | General Services Agency, Information Technology - SLO - Extend Nacimiento Fiber | 2010/2011 | 490,300 | 490,300 | 484,623 | | | 490,300 | Building Replacement Reserve | D |
| 13 320035 | General Government - North County - "One Stop" Service Center (Extension of 300048) | 2009/2010 | 1,766,600 | 1,766,600 | 394,463 | | | 1,766,600 | Original funding 5,185,162 from project 300048; less 825,762 PFF Gen Govt orig funding source eliminated in FY11-12 budget process; less 1,092,800 (32% of Capistrano property purchase); less 1.5M transferred to project 320030 | C |
| 14 320019 | General Services Agency, Information Technology - Backup Computer Facility | 2007/2008 | 275,000 | 275,000 | 274,887 | | | 275,000 | Facility Planning Reserves | H |
| <i>Sub Total:</i> | | | 6,460,470 | 4,309,520 | 2,441,686 | 2,150,950 | 2,150,950 | 6,460,470 | | |
| EFS Bus Area 2300: HEALTH AND SOCIAL SERVICES - AUC | | | | | | | | | | |
| 15 320076 | Health - SLO - Public Health Lab Renovation | 2014/2015 | 444,300 | | | 444,300 | 444,300 | 444,300 | General Fund | U |
| 16 320021 | Health - Operations Center - Animal Services Expansion & Remodel | 2007/2008 | 1,267,600 | 1,267,600 | 804,355 | | | 1,267,600 | 1,131,900 Facility Planning Reserves; 135,700 Building Replacement Reserve | H |
| <i>Sub Total:</i> | | | 1,711,900 | 1,267,600 | 804,355 | 444,300 | 444,300 | 1,711,900 | | |
| EFS Bus Area 2300: LIBRARY - AUC | | | | | | | | | | |
| 17 320030 | Library - Atascadero - Atascadero Library Expansion | 2008/2009 | 3,966,300 | 3,499,893 | 828,447 | | | 3,499,893 | 214,650 Public Facilities Fees - Libraries; 193,000 Library's Atascadero Bldg Expansion Designation; 1,552,243 Friends of the Libraries; 40,000 City of Atascadero; 1.5M transferred from project 320035. | C |
| <i>Sub Total:</i> | | | 3,966,300 | 3,499,893 | 828,447 | | | 3,499,893 | | |

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CAPITAL PROJECTS

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|---|---------------------|--|-----------------------------|---|-------------------------------------|--------------------------------------|-------------------------------------|--|---|------------|
| EFS Bus Area 2300: PUBLIC SAFETY - AUC | | | | | | | | | | |
| 18 | 320077 | Fire - Paso Robles - Replace Leach Field | 2014/2015 | 100,800 | | 100,800 | 100,800 | 100,800 | General Fund | U |
| 19 | 320061 | CDF-SLO-Programming for Co-located Dispatch Center | 2013/2014 | 200,000 | 200,000 | 164,220 | | 200,000 | \$100,000 in Fire PFF, \$100,000 in Law PFF | P |
| 20 | 320062 | CDF-Paso Robles - Apparatus Bay Expansion at the Meridian Fire Station | 2013/2014 | 870,500 | 870,500 | 850,756 | | 870,500 | Fire PFF | D |
| 21 | 320063 | Probation-COC-Install New JSC Office HVAC in and near Old Kitchen Area | 2013/2014 | 60,700 | 60,700 | 59,395 | | 60,700 | Facilities Planning Reserve | D |
| 22 | 320064 | Probation-SLO-Upgrade Casa Loma Parking Lot Lighting | 2013/2014 | 58,400 | 58,400 | 16,486 | | 58,400 | Facilities Planning Reserve | C |
| 23 | 320066 | Sheriff-COC-Honor Farm Fire Laundry Replacement Project | 2012/2013 | 524,928 | 524,928 | 298,399 | | 524,928 | Insurance Reimbursement | C |
| 24 | 320032 | Probation - SLO - Juvenile Hall Expansion | 2008/2009 | 18,572,778 | 3,173,504 | 1,490,143 | | 3,173,504 | 3,500,000 Juvenile Hall Building Designation (3,173,504 allocated); 400,000 Facilities Planning Designation; 13,120,983 State SB 81 funding | B |
| 25 | 320020 | Probation - Juvenile Services Center - New Parking Area | 2007/2008 | 61,500 | 61,500 | 5,763 | | 61,500 | Facility Planning Reserves | H |
| 26 | 300034 | Sheriff - Women's Jail Expansion, Phase 1 | 1999/2000 | 40,694,786 | 15,569,156 | 7,793,928 | | 15,569,156 | 25,125,630 State AB 900 funding; 694,000 General Fund; 3,453,652 Facility Planning Reserve; 7,000,000 Detention Facility Reserve; 4,421,504 Criminal Justice Facility Construction Fund | C |
| 27 | 300041 | Courts - Courthouse Annex - Courtroom ADA Remediation | 1995/1996 | 181,003 | 181,003 | 167,945 | | 181,003 | Courthouse Construction Fund | U |
| <i>Sub Total:</i> | | | | 61,325,395 | 20,699,691 | 10,847,036 | 100,800 | 100,800 | 20,800,491 | |

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CAPITAL PROJECTS

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|--|---------------------|---|-----------------------------|---|-------------------------------------|--------------------------------------|-------------------------------------|--|---|------------|
| EFS Bus Area 2300: PUBLIC WORKS - AUC | | | | | | | | | | |
| 28 | 320072 | Public Works - COC - Replace Kansas/ Oklahoma Ave Waterline | 2014/2015 | 820,100 | | 820,100 | 820,100 | 820,100 | General Fund | U |
| 29 | 320071 | Public Works-Los Osos Landfill Remediation | 2013/2014 | 203,603 | 203,603 | 52,216 | | 203,603 | Los Osos remediation fund | D |
| <i>Sub Total:</i> | | | 1,023,703 | 203,603 | 52,216 | 820,100 | 820,100 | 1,023,703 | | |
| EFS Bus Area 4250: AIRPORTS - AUC | | | | | | | | | | |
| 30 | 330022 | Airports-SLO-Airport Layout Plan and Runway Protection Zone Study | 2013/2014 | 367,665 | 367,665 | 244,244 | | 367,665 | FAA Grant and Airport Enterprise Fund | D |
| 31 | 330020 | Airports-SLO-Passenger Terminal Construction Documents | 2013/2014 | 615,000 | 1,168,126 | 286,490 | | 1,168,126 | \$584,250 FAA Grant, \$30,750 Passenger Facility Fees, \$46,314 FAA grant transferred from wbs 330018, \$479,273 FAA Airport Improvement Program (AIP) grant, \$27,539 Passenger Facility Fees | D |
| 32 | 330021 | Airports-Oceano - Airport Layout Plan Update | 2013/2014 | 123,249 | 123,249 | 25,378 | | 123,249 | FAA Grant and Airport Enterprise Fund | D |
| 33 | 330019 | Airports - SLO Airport - QTA Rental Car Facilities (replaces 300015) | 2011/2012 | 1,659,888 | 1,659,888 | 1,585,997 | | 1,659,888 | Internal County Financing repaid with CFC-Rental Cars revenues | H |
| <i>Sub Total:</i> | | | 2,765,802 | 3,318,928 | 2,142,110 | | | 3,318,928 | | |

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CAPITAL PROJECTS

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|---------------------------------------|---------------------|---|-----------------------------|---|-------------------------------------|--------------------------------------|-------------------------------------|--|--|------------|
| EFS Bus Area 2300: PARKS - AUC | | | | | | | | | | |
| 34 | 320067 | Parks-Expand San Miguel Community Park | 2013/2014 | 1,000,000 | 500,000 | 499,596 | | 500,000 | \$500k PFF Parks | P |
| 35 | 320068 | Parks-Off-Site Road Improvements San Miguel Community Park | 2013/2014 | 433,900 | 506,675 | 499,636 | | 506,675 | HSG Related Park Prg, Park Prj Reserve | P |
| 36 | 320059 | Parks - Cayucos - Cayucos 1st Street Accessway- Coastal Commission Mitigation Funds | 2013/2014 | 200,000 | 72,313 | 72,313 | | 72,313 | Coastal Commission Mitigation Funds | H |
| 37 | 320065 | Parks-Shandon-CW Clarke Tennis Court rehabilitation and repurpose | 2012/2013 | 61,500 | 61,500 | 61,500 | | 61,500 | Quimby Fees | P |
| 38 | 320056 | Parks - North County - Templeton to Atascadero Connector | 2012/2013 | 240,000 | 240,000 | 239,528 | | 240,000 | \$40,000 Public Facilities Fees - Parks; \$200,000 Transportation Enhancement grant program | P |
| 39 | 320060 | Parks - Cayucos - Restore Cayucos Pier Phase I and Phase II | 2012/2013 | 4,013,000 | 1,263,000 | 778,317 | | 1,263,000 | Parks Operating Fund | C |
| 40 | 320047 | Parks - Santa Margarita Lake - Construct New Boat-in Campsites | 2011/2012 | 609,500 | 609,500 | 525,064 | | 609,500 | Ca Dept of Boating and Waterways Grant | C |
| 41 | 320054 | Parks - Morro Bay to Cayucos Connector - California Coastal Trail | 2011/2012 | 315,000 | 615,000 | 315,000 | | 615,000 | 315,000 State Aid-Regional State Highway Account; 200,000 Regional State Highway funds; 100,000 Parks-Public Facility Fees | P |
| 42 | 320046 | Parks - Santa Margarita Lake - Upgrade Existing Boat in Camps | 2011/2012 | 378,500 | 378,500 | 213,300 | | 378,500 | Ca Dept of Boating and Waterways Grant | C |
| 43 | 320015 | Parks - Avila - Avila Beach to Harford Pier Trail Connector | 2006/2007 | 300,000 | 300,000 | 145,972 | | 300,000 | PG&E Settlement Obligation | P |
| 44 | 300101 | Parks - Nipomo - Park Playground Replacement | 2004/2005 | 250,000 | 370,000 | 370,000 | | 370,000 | 250,000 Public Facilities Fees - Parks; 120,000 Quimby Fees | H |

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CAPITAL PROJECTS

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|--|---|-------------------------------------|--------------------------------------|--|--|---|--|---|---|-------------------|
| 45 300020 | Parks - Avila - Bob Jones Trail Extension (Ontario Rd) (see 320022) | 2002/2003 | 2,472,698 | 2,472,698 | 1,804,939 | | | 2,472,698 | 400,000 National Wildlife Foundation; 1.485M Public Facilities Fees (from projects 300021 and 320022); 300,000 CA Dept of Transportation - Statewide Transportation Improvement Program (STIP); 287,698 CA Dept of Transportation | D |
| 46 300022 | Parks - Avila - Cave Landing Trail | 2002/2003 | 2,472,698 | 1,432,745 | 1,250,996 | | | 1,432,745 | Fish & Game (Unocal Grant) | H |
| 47 300025 | Parks - Arroyo Grande - New Biddle Park Playground Equipment | 2002/2003 | 153,800 | 153,800 | 151,571 | | | 153,800 | Public Facilities Fees - Parks | H |
| 48 300030 | Parks - Nipomo -Park Master Plan Development | 2002/2003 | 300,000 | 300,000 | 24,176 | | | 300,000 | 100,000 Public Facilities Fees - Parks; 200,000 Quimby Fees - South County Sub-Fund | CO |
| <i>Sub Total:</i> | | | 13,200,596 | 9,275,731 | 6,951,908 | | | 9,275,731 | | |
| EFS Bus Area 4270: GOLF COURSES - AUC | | | | | | | | | | |
| 49 340002 | Golf Courses - Morro Bay Golf Course - Replace Water Line | 2006/2007 | 750,000 | 100,000 | 11,536 | | | 100,000 | 100,000 Facilities Planning Reserve | P |
| <i>Sub Total:</i> | | | 750,000 | 100,000 | 11,536 | | | 100,000 | | |
| <i>Total:</i> | | | 91,204,166 | 42,674,966 | 24,079,294 | 3,516,150 | 3,516,150 | 46,191,116 | | |

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Completed Capital Projects: FY 2013-14

| | <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 | 2001/2002 | 300032 | Parks - Cayucos - Norma Rose Park Design/Development <i>Completed the installation of pre-fabricated restroom, street improvements including curb & gutter work and paving.</i> | 200,000 | 600,000 | 599,873 | 100.0% |
| 2 | 2003/2004 | 300044 | Parks - Arroyo Grande - Biddle Park Master Plan <i>Updated the master plan document originally produced in the 1970's to include planned features such as playgrounds, multi-use sports fields, picnic areas, perimeter trails and restrooms.</i> | 50,000 | 100,000 | 92,295 | 92.3% |
| 3 | 2007/2008 | 320028 | Library - Cambria - Cambria Library Expansion <i>Design and complete remodel of a 5,900 square foot County purchased building on 1043 Main Street in Cambria for a library.</i> | 200,000 | 1,151,239 | 771,466 | 67.0% |
| 4 | 2009/2010 | 320033 | Health - SLO - Health Campus Renovations - Close Out (Extension of 320002) <i>Signage for the San Luis Obispo heath campus facilities.</i> | 265,877 | 265,877 | 258,130 | 97.1% |
| 5 | 2010/2011 | 320039 | General Services Agency, Information Technology - County Operations Center - Replace Main Vault Tower <i>Replaced the Sheriff's main communication tower at the County Operations Center area. Included removal of the existing tower and antenna transfers.</i> | 144,700 | 144,700 | 144,632 | 100.0% |
| 6 | 2012/2013 | 320051 | Health-SLO-Completion of Public Health Lab Renovation <i>Renovated the SLO Health Lab to create an open lab environment including DI water system, new flooring, new lighting, new equipment glass washer and new cabinetry.</i> | 143,700 | 143,700 | 138,805 | 96.6% |
| 7 | 2012/2013 | 320057 | Public Works - County Ops Center - Water Quality Lab Renovation <i>Remodelled the Public Health lab and included additional work to construct ADA restrooms, add HVAC elements and install workstation furniture.</i> | 237,600 | 314,600 | 241,607 | 76.8% |

Completed Capital Projects: FY 2013-14

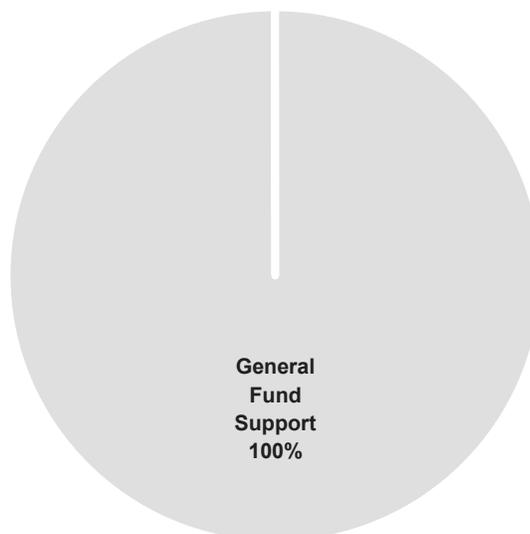
| | <i>Yr Funded</i> | <i>WBS Project #</i> | <i>Project Description</i> | <i>Original Funding</i> | <i>Amended Funding</i> | <i>Final Project Cost</i> | <i>Actual%</i> |
|---------|------------------|--------------------------|--|-----------------------------|----------------------------|-----------------------------------|----------------|
| 8 | 2010/2011 | 330016 | Airports - SLO - Runway Safety Area Improvements <i>Replaced and upgraded equipment surrounding the runways to improve visibility, direction and ensure the safety of those operating vehicles and planes throughout the facility.</i> | 32,620 | 148,420 | 137,429 | 92.6% |
| 9 | 2011/2012 | 330018 | Airport-SLO-New Terminal Design Development <i>This project completed design development drawings for the new airport terminal, allowing the project to proceed to the construction document phase for final design and building information modeling phases.</i> | 1,147,502 | 1,147,502 | 1,101,188 | 96.0% |
| Totals: | | | | 2,421,999 | 4,016,038 | 3,485,425 | 86.8% |

PURPOSE STATEMENT

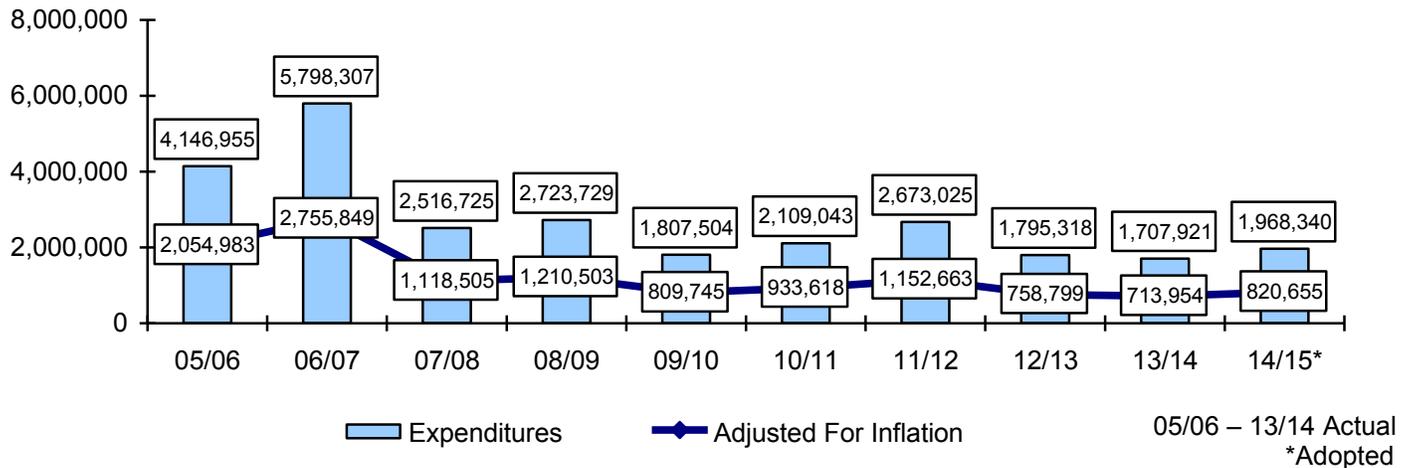
To provide funds for countywide repair, renovation and maintenance of existing county facilities.

| | 2012-13 | 2013-14 | 2014-15 | 2014-15 | 2014-15 |
|-------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <u>Financial Summary</u> | <u>Actual</u> | <u>Actual</u> | <u>Requested</u> | <u>Recommended</u> | <u>Adopted</u> |
| Intergovernmental Revenue | \$ 121,499 | \$ 69,779 | \$ 0 | \$ 0 | \$ 0 |
| Charges for Current Services | 160,019 | 13,515 | 0 | 0 | 0 |
| Other Financing Sources | 410,929 | 0 | 0 | 0 | 0 |
| Interfund | 124,804 | 130,926 | 0 | 0 | 0 |
| **Total Revenue | \$ 817,251 | \$ 214,220 | \$ 0 | \$ 0 | \$ 0 |
| Services and Supplies | 1,723,975 | 1,707,921 | 1,983,700 | 1,968,340 | 1,968,340 |
| Other Charges | 71,343 | 0 | 0 | 0 | 0 |
| **Gross Expenditures | \$ 1,795,318 | \$ 1,707,921 | \$ 1,983,700 | \$ 1,968,340 | \$ 1,968,340 |
| Less Intrafund Transfers | 127,316 | 30,552 | 0 | 0 | 0 |
| **Net Expenditures | \$ 1,668,002 | \$ 1,677,369 | \$ 1,983,700 | \$ 1,968,340 | \$ 1,968,340 |
| | | | | | |
| General Fund Support (G.F.S.) | <u>\$ 850,751</u> | <u>\$ 1,463,149</u> | <u>\$ 1,983,700</u> | <u>\$ 1,968,340</u> | <u>\$ 1,968,340</u> |

Source of Funds



10 Year Expenditures Adjusted For Inflation



SERVICE PROGRAMS

The Maintenance Projects budget has a total expenditure level of \$1,968,340.

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 access way maintenance; energy conservation, storm water pollution control, and for development of plans and specifications for maintenance activities and renovations of facilities.

Total Expenditures: \$1,510,040 Total Staffing (FTE): *

Facility Maintenance

Provides funding for specific maintenance projects necessary to maintain the County's facilities, excluding Parks and Libraries.

Total Expenditures: \$458,300 Total Staffing (FTE): *

*Staffing is reflected in FC 113 – General Services, FC 305 – Parks, and FC 405 – Public Works

COUNTY ADMINISTRATOR'S COMMENTS AND RECOMMENDATIONS

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 and water conservation measures, and Americans with Disabilities Act (ADA) improvements. This budget primarily funds activities which are considered to be routine expenditures for the maintenance, remodeling, and repair of existing facilities.

Maintenance projects are generally funded either as one of several countywide maintenance categories or as an individual standalone project. The countywide maintenance categories are described in a later section of this narrative. The allocations of funding in these categories can be applied to a variety of planned projects as well as address unanticipated or emerging maintenance needs. Standalone projects are projects which receive a specific allocation of funding to accomplish the project identified. Generally, standalone projects are larger projects or are projects that use funding outside of the General Fund.

The historical allocation of General Fund allocation for this budget is approximately \$2 million. The allocation of funds for the countywide maintenance categories has ranged from \$900,000 to \$1.5 million, with funding for standalone projects varying to meet annual needs but generally ranging from \$200,000-\$1,000,000.

The process by which projects are evaluated and selected begin with the annual request to County departments to submit proposed maintenance and capital projects for the annual budget, as well as for the Five Year Infrastructure and Facilities Capital Improvement Plan. Submitted projects are evaluated by a team comprised of representatives from County Public Works, General Services Agency, Planning and Building, and the Administrative Office. Each submitted project is reviewed and ranked based on the criteria in the Board's adopted Budget Policies. All of the proposed projects are then presented to the Capital Improvement Executive Steering Committee (CI-ESC). The CI-ESC is chaired by the County Administrator and comprised of 10 County department heads. The recommended list of standalone projects listed below is the result of the CI-ESC's review of the submitted projects. Some of the smaller projects reviewed by the CI-ESC are not separately identified, but will be developed using funding from the countywide maintenance categories. The amounts recommended for the countywide categories were determined with input from the General Services Agency. The Five Year Infrastructure and Facilities Capital Improvement Plan was approved by the Board on February 19, 2013.

The total recommended expense for FY 2014-15 is \$1,968,340. This is \$360,860 or 15% less than the amount in the FY 2013-14 adopted budget. General Fund support for the budget is recommended to be \$1,983,700, the same amount budgeted in FY 2012-13 and FY 2013-14. The FY 2013-14 budget included \$345,500 in funding from the Superior Courts as their share of the cost for an elevator upgrade project in the Courthouse Annex.

The next sections describe the standalone projects, funding transfers to departments for projects and the recommended allocations for the countywide categories.

FY 2014-15 MAINTENANCE PROJECTS

There are two standalone maintenance projects, totaling \$458,300 recommended for FY 2014-15. A brief description, the amount allocated, and the source of funding are identified for each of the projects identified below.

STANDALONE PROJECTS

- **Replace Control Desks at Juvenile Hall – San Luis Obispo**

This project will replace three dilapidated, wood control desks with new wood or metal control desks. The current Juvenile Hall control desks were installed in the early 1980s. The doors, hinges and locking mechanisms have been replaced, modified, or fixed numerous times over the years as the devices do not hold up in a secured, custody facility.

- Project Cost: \$134,800
- Funding Source: General Fund

- **Replace Windows at Various County Buildings – San Luis Obispo**

This project will replace some of the windows at the San Luis Obispo Courthouse Annex stairwell, Ag Commission building in San Luis Obispo, Public Health building in San Luis Obispo, and Probation Department at Casa Loma with new energy efficient windows. Replacement is being made to windows that are broken, leaking, beyond their useful life, have lead paint on the frame, or pose a security issue because locking mechanisms are inoperable. The old, inefficient, drafty windows increase the cooling demands in the summer and let heat escape during the cold winter months. Several have been patch repaired over the years, and new windows will reduce maintenance costs from patching broken and inefficient window systems.

- Project Cost: \$323,500
- Funding Source: General Fund

COUNTYWIDE MAINTENANCE PROJECT CATEGORIES

The FY 2014-15 recommended allocation for countywide maintenance categories is \$1,510,040, an increase of

approximately 39% over the adopted FY 2013-14 budget. The recommended increase reflects the capacity of the General Services Agency Maintenance and Architectural Services staff to implement projects during the year and should be sufficient to cover maintenance needs in FY 2014-15.

The following provides a brief summary of each of the countywide maintenance categories and the amount of new funding allocations that are recommended in the FY 2014-15 budget. These categories of projects are funded by the General Fund. Funding within the individual countywide maintenance categories may be augmented by the transfer of funds between the categories with the approval of the County Administrator.

Countywide Maintenance Projects \$1,043,340

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 (electrical, 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, upholstery replacements, and a contingency amount for unanticipated maintenance needs.

Countywide Energy & Water Conservation \$250,000

Funding in this category finances projects recommended from County energy and water use audits. Special focus will be placed on water conservation for FY 2014-15.

Countywide Facilities Master Plan \$100,000

Funding in this category is used to conduct needs assessments, programming, planning and analyses for determining highest and best use for County property and facilities for the future. For 2014-15, specific focus will be placed on fall protection and National Fire Protection Association safe work practices to protect personnel (NFPA 70E) compliance issues.

Countywide Community Buildings \$91,700

Funding in this category finances projects to repair and maintain community buildings such as veterans' halls and community centers owned by the County. The recommended FY 2014-15 recommended funding includes a significant electrical upgrade at the Veterans' Hall in Cayucos.

Countywide Americans with Disabilities Act (ADA) Compliance \$25,000

Funding in this category is for upgrades to current facilities in order to help ensure they meet ADA requirements. ADA assessments will be completed at the Casa Loma and Health Agency campus in FY 2014-15.

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 for 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 2013-14 **</i> | <i>Balance of Funds Available***</i> | <i>2014-15 Proposed Appropriation</i> | <i>2014-15 Adopted Appropriation</i> | <i>Total Approved Funding and 2014-15 Adopted Appropriation</i> | <i>Funding Source</i> | <i>Status****</i> |
|--|----------------------------|--|--------------------------------------|--|--|---|--|---|---|-------------------|
| EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT | | | | | | | | | | |
| 1 | 350108 | Replace windows at various locations | 2014/2015 | 323,500 | | 323,500 | 323,500 | 323,500 | General Fund | U |
| 2 | 350103 | General Government - Courthouse Annex - Replace Courthouse Annex Air Handlers | 2013/2014 | 200,400 | 282,436 | 206,108 | | 282,436 | General Fund | D |
| 3 | 350098 | General Services Agency, Information Technology - Various - Communication Infrastructure Maintenance | 2012/2013 | 203,200 | 203,200 | 180,833 | | 203,200 | General Fund | C |
| 4 | 350095 | General Services Agency, Information Technology - Rocky Butte - Replace Generator Set | 2011/2012 | 60,400 | 60,400 | 60,400 | | 60,400 | General Fund | C |
| 5 | 350069 | General Government - Courthouse Annex - Upgrade Public Elevator | 2008/2009 | 705,000 | 705,000 | 520,179 | | 705,000 | 200,000 General Fund; 345,500 Courts, 159,500 General Fund | C |
| 6 | 350022 | General Government - Old Courthouse - Exterior Paint | 2006/2007 | 102,700 | 102,700 | 118,715 | | 102,700 | General Fund | D |
| 7 | 350002 | General Government - Courthouse Annex - Implement Office Consolidation | 2005/2006 | 1,674,400 | 1,674,400 | 46,630 | | 1,674,400 | General Fund | CO |
| 8 | 300128 | SLO - Johnson Avenue Property Analysis | 2004/2005 | 354,000 | 354,000 | 162,444 | | 354,000 | Facilities Planning Reserve | C |
| 9 | 300080 | General Government - SLO - 1144 Monterey St. Monitoring Wells Abandonment and Remediation | 2003/2004 | 381,667 | 381,667 | 310,091 | | 381,667 | General Fund | B |
| <i>Sub Total:</i> | | | 4,005,267 | 3,763,803 | 1,605,399 | 323,500 | 323,500 | 4,087,303 | | |

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 the original professionally determined cost estimate during the Original Year Funded, 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.

** Total Approved Funding includes Board actions through 6/30/14.

*** Balance of Funds Available as of 6/30/14. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

**** 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 2013-14 **</i> | <i>Balance of Funds Available***</i> | <i>2014-15 Proposed Appropriation</i> | <i>2014-15 Adopted Appropriation</i> | <i>Total Approved Funding and 2014-15 Adopted Appropriation</i> | <i>Funding Source</i> | <i>Status****</i> |
|---|--|-------------------------------------|--------------------------------------|--|--|---|--|---|--|-------------------|
| EFS Bus Area 2000: HEALTH AND SOCIAL SERVICES -MAINT | | | | | | | | | | |
| 10 350101 | Animal Services-COC-Paint Animal Shelter Kennel | 2013/2014 | 156,000 | 156,000 | 152,602 | | | 156,000 | General Fund | D |
| 11 350106 | Health - Grover - DAS - Longbranch Conference Rooms | 2013/2014 | 52,000 | 52,000 | 21,448 | | | 52,000 | Drug & Alcohol Services Operating Budget, AB 109 funding | CO |
| 12 350034 | Health - Operations Center - Animal Services - Roof Replacement | 2006/2007 | 141,700 | 141,700 | 134,699 | | | 141,700 | General Fund | D |
| <i>Sub Total:</i> | | | 349,700 | 349,700 | 308,749 | | | 349,700 | | |
| EFS Bus Area 2000: PUBLIC SAFETY - MAINT | | | | | | | | | | |
| 13 350107 | Probation - COC - Replace JH East, West and Center Control Desks | 2014/2015 | 134,800 | | | 134,800 | 134,800 | 134,800 | General Fund | U |
| 14 350042 | Sheriff - West Jail - Security Screens | 2006/2007 | 94,500 | 119,500 | 66,104 | | | 119,500 | General Fund | C |
| <i>Sub Total:</i> | | | 229,300 | 119,500 | 66,104 | 134,800 | 134,800 | 254,300 | | |

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 the original professionally determined cost estimate during the Original Year Funded, 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.

** Total Approved Funding includes Board actions through 6/30/14.

*** Balance of Funds Available as of 6/30/14. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

**** 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 2013-14 **</i> | <i>Balance of Funds Available***</i> | <i>2014-15 Proposed Appropriation</i> | <i>2014-15 Adopted Appropriation</i> | <i>Total Approved Funding and 2014-15 Adopted Appropriation</i> | <i>Funding Source</i> | <i>Status****</i> |
|---|---|-------------------------------------|--------------------------------------|--|--|---|--|---|---|-------------------|
| EFS Bus Area 2000: PARKS - MAINT | | | | | | | | | | |
| 15 350035 | Parks - Central County - Park Maintenance (Roll Up) | 2006/2007 | 250,000 | 250,000 | 116,223 | | | 250,000 | 250,000 Quimby Fees - Central County Sub-Fund | C |
| 16 350038 | Parks - Coastal - Park Maintenance (Roll Up) | 2006/2007 | 80,000 | 80,000 | 186 | | | 80,000 | 40,000 General Fund; 40,000 Parks Fund | C |
| 17 350039 | Parks - East County - Park Maintenance (Roll Up) | 2006/2007 | 61,500 | 61,500 | 3,846 | | | 61,500 | 21,500 General Fund; 40,000 Quimby Fees - East County Sub-Fund | C |
| 18 350036 | Parks - North County - Park Maintenance (Roll Up) | 2006/2007 | 180,000 | 180,000 | 37,487 | | | 180,000 | 180,000 Quimby Fees - North County Sub-Fund | C |
| 19 350037 | Parks - South County - Park Maintenance (Roll Up) | 2006/2007 | 250,000 | 250,000 | 39,743 | | | 250,000 | 250,000 Quimby Fees - South County Sub-Fund | C |
| 20 350105 | Parks - Lopez Lake - Camp French | 2013/2014 | 51,000 | 51,000 | 40,000 | | | 51,000 | Parks Operating Fund | P |
| 21 350094 | Parks - San Miguel - Repair Rios Caledonia Walls | 2012/2013 | 100,000 | 100,000 | 50,765 | | | 100,000 | Parks Operating Fund | C |
| 22 350093 | Parks - Santa Margarita Lake - Paving, Fish Cleaning Station & Electrical | 2012/2013 | 540,000 | 540,000 | 496,325 | | | 540,000 | Department of Boating and Waterways Grant | D |
| 23 350100 | Parks-Avila-Renovate Bob Jones Trail along Blue Heron Drive | 2012/2013 | 14,000 | 14,000 | 14,000 | | | 14,000 | Parks Operating Fund | U |
| 24 350066 | Parks - Lopez Lake - Infrastructure Upgrades | 2007/2008 | 249,480 | 249,480 | 92,221 | | | 249,480 | 96,055 Prop 40 Grant; 66,987 Parks Operating Fund; 2,938 Prop 40 Grant; 18,500 General Fund (transfer from 350039); 65,000 Parks Operating Fund | D |
| <i>Sub Total:</i> | | | 1,775,980 | 1,775,980 | 890,796 | | | 1,775,980 | | |
| <i>Total:</i> | | | 6,360,247 | 6,008,983 | 2,871,048 | 458,300 | 458,300 | 6,467,283 | | |

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 the original professionally determined cost estimate during the Original Year Funded, 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.

** Total Approved Funding includes Board actions through 6/30/14.

*** Balance of Funds Available as of 6/30/14. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

**** 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>2014-15 Proposed Appropriation</i> | <i>2014-15 Adopted Appropriation</i> | <i>Balance of Funds Available and 2014-15 Adopted Appropriation</i> | <i>Funding Source</i> | <i>Status**</i> | |
|--|----------------------------|---|---|--|---|-----------------------|---------------------------|---|
| EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT | | | | | | | | |
| 1 | 350104 | Countywide Maintenance Projects #2 - Replaces 350077 | 114,061 | 1,043,340 | 1,043,340 | 1,157,401 | General Fund | C |
| 2 | 350077 | Countywide Maintenance Projects | 422,890 | | | 422,890 | General Fund | C |
| 3 | 350070 | Countywide Facilities Master Plan | 320,813 | 100,000 | 100,000 | 420,813 | General Fund | C |
| 4 | 350074 | Countywide Energy and Water Conservation | 495,197 | 250,000 | 250,000 | 745,197 | General Fund | C |
| 5 | 350072 | Countywide Department Relocations | 93,606 | | | 93,606 | General Fund | C |
| 6 | 350071 | Countywide ADA Compliance | 692,625 | 25,000 | 25,000 | 717,625 | General Fund | C |
| 7 | 350050 | Countywide Stormwater Pollution Prevention | 97,996 | | | 97,996 | General Fund | C |
| | | <i>Subtotal:</i> | 2,237,186 | 1,418,340 | 1,418,340 | 3,655,526 | | |
| EFS Bus Area 2000: LIBRARY - MAINT | | | | | | | | |
| 8 | 350073 | Countywide Library Renovations | 124,717 | | | 124,717 | Library Funds | C |
| | | <i>Subtotal:</i> | 124,717 | | | 124,717 | | |
| EFS Bus Area 2000: COMMUNITY SERVICES - MAINT | | | | | | | | |
| 9 | 350010 | Countywide Community Buildings Renovations | 376,290 | 91,700 | 91,700 | 467,990 | General Fund; Grant Funds | C |
| | | <i>Subtotal:</i> | 376,290 | 91,700 | 91,700 | 467,990 | | |
| | | <i>Total:</i> | 2,738,194 | 1,510,040 | 1,510,040 | 4,248,233 | | |

* Prior Year(s) Balance of Funds Available as of 6/30/14. As work continues, the balance of available funding will continue to reduce through the fiscal year and project duration.

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

Completed Maintenance Projects: FY 2013-14

| <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 | 2007/2008 | 350051 | General Services Agency, Information Technology - Old Courthouse - Data Center Reorganization <i>Reorganize Old Courthouse 4th Floor Data Center. Project relocated equipment, installed new furniture, added a second exit, and modified HVAC system</i> | 58,400 | 58,400 | 57,850 | 99.1% |
| 2 | 2009/2010 | 350081 | Parks - Coastal Dunes - Renovate Restroom Roofs <i>Repair leaking and damaged roof at Coastal Dunes RV Park in Oceano</i> | 45,000 | 75,000 | 60,703 | 80.9% |
| 3 | 2011/2012 | 350092 | Sheriff - County Operations Center - Construct Main Jail Evidence Storage Room <i>Project was cancelled.</i> | 107,500 | 107,500 | 0 | 0.0% |
| 4 | 2012/2013 | 350099 | Department of Social Services - SLO - Repair Leaking Windows <i>Purchased materials for future installation to replace damaged and leaking windows at Department of Social Services on Higuera Ave.</i> | 100,000 | 100,000 | 101,214 | 101.2% |
| 5 | 2012/2013 | 350102 | Public Works-COC-Replace Sewer Line from manhole #3 to Animal Shelter <i>Managed by Public Works, this project replaced 900 feet of deteriorated sewer line along Oklahoma Avenue at the County Operations Center complex.</i> | 333,000 | 333,000 | 211,478 | 63.5% |
| Totals: | | | 643,900 | 673,900 | 431,245 | 64.0% | |

Completed Countywide Projects: FY 2013-14

| <i>Project Description</i> | | <i>Completed or Cancelled</i> | <i>Cost</i> |
|---|---|-------------------------------|-------------|
| Countywide ADA Compliance | | | 196,817 |
| 1 | General Government - SLO - Construct Veteran's Hall ADA Compliant Restroom | COMPLETE | |
| 2 | Library - Cambria - Construct ADA Compliant Site Improvements | COMPLETE | |
| 3 | PW - COC - Construct Water Lab ADA Compliant Restrooms | COMPLETE | |
| 4 | Probation-COC - Install JSC ADA Entry Door Operators | COMPLETE | |
| Countywide Community Buildings Renovations | | | 41,886 |
| 5 | General Government - Shandon - Replace Community Center Roof | COMPLETE | |
| 6 | Nipomo - Senior Center - Construct Retaining Wall | COMPLETE | |
| 7 | Gen Govt - Cayucos - Install Bird Netting at Cayucos Vets Hall | COMPLETE | |
| Countywide Department Relocations | | | 5,752 |
| 8 | Gen Govt - SLO - GSA Accounting Renovation | COMPLETE | |
| Countywide Library Renovations | | | 24,368 |
| 9 | Atascadero - Repair Library Water Line | COMPLETE | |
| 10 | Los Osos - Repair Collision Damage | COMPLETE | |
| 11 | Arroyo Grande - Install New Combo Sink with Garbage Disposal | COMPLETE | |
| 12 | Cambria - Install New Fence | COMPLETE | |
| Countywide Maintenance Projects | | | 608,112 |
| 13 | Sheriff - SLO - AB109 Rehabilitate Main Jail Modulars | COMPLETE | |
| 14 | Gen Govt - SLO - Install Veteran's Hall Smoke Detector Alarms | COMPLETE | |
| 15 | Sheriff - COC - Replace Sheriff Admin HVAC | COMPLETE | |
| 16 | Sheriff - COC - Replace Main Jail Fire Alarm Panel | COMPLETE | |
| 17 | Probation - COC - Replace East, West and Center Carpet | COMPLETE | |
| 18 | Gen Govt - COC - Water Distribution System Master Plan Update, East Kansas Ave. | COMPLETE | |

Completed Countywide Projects: FY 2013-14

| | <i>Project Description</i> | <i>Completed or Cancelled</i> | <i>Cost</i> |
|----|---|-------------------------------|----------------|
| 19 | Gen Govt - Atascadero - Replace Hospital Water Line | COMPLETE | |
| 20 | PW - COC - Replace Water Quality Lab Roof and Insulation | COMPLETE | |
| 21 | Gen Govt - SLO - Repair Old Courthouse Elevator | COMPLETE | |
| 22 | Gen Govt - COC - Remove Road Yard Shed | COMPLETE | |
| 23 | SLO - Repair Courthouse Annex Elevator #6 at 1050 Monterey | COMPLETE | |
| 24 | Sheriff - COC - Water line repair at Women's Jail | COMPLETE | |
| 25 | Gen Govt - Grover Beach - Replace sewer lateral at Public Health Clinic | COMPLETE | |
| 26 | Sheriff - COC - Install SALY Port Slide Gate | COMPLETE | |
| 27 | Gen Govt-SLO-Repair Old Courthouse Elevator | COMPLETE | |
| 28 | Gen Govt - Grover Beach - Replace sewer lateral at Drug & Alcohol | COMPLETE | |
| 29 | Gen Govt - SLO - Vets Hall Exterior Paving | COMPLETE | |
| 30 | Health - COC - Animal Svs Temp Sinkhole Measures | COMPLETE | |
| 31 | Gen Govt - SLO - Vets Hall Court Signage | COMPLETE | |
| 32 | Gen Govt - SLO - Kimball Bldg Signage | COMPLETE | |
| 33 | Library - Cambria - Demo Remaining Stone | COMPLETE | |
| | | | Total: 876,935 |