Capital and Maintenance Projects

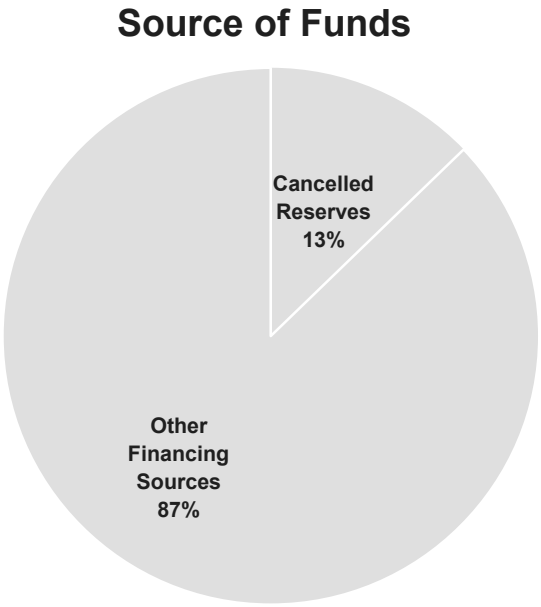
Capital Projects

Maintenance Projects

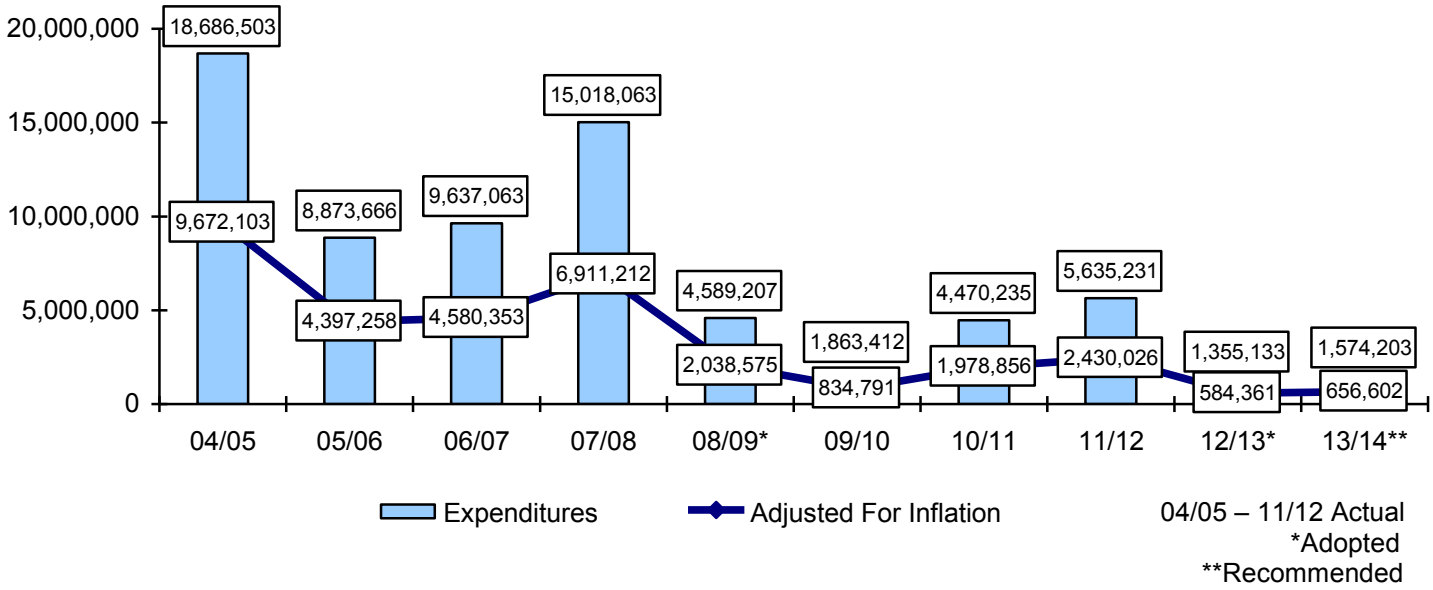
PURPOSE

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.

Financial Summary	2012-13 Budget	2012-13 Projected	2013-14 Requested	2013-14 Recommended	Change from 2012-13
Other Financing Sources	$ 4,774,787	$ 4,662,287	$ 1,421,471	$ 1,371,467	$ (3,403,320)
Total Revenue	$ 4,774,787	$ 4,662,287	$ 1,421,471	$ 1,371,467	$ (3,403,320)
Fund Balance Available	$ 229,826	$ 229,826	$ 0	$ 0	$ (229,826)
Cancelled Reserves	1,230,133	1,230,133	152,732	202,736	(1,027,397)
Total Financing Sources	$ 6,234,746	$ 6,122,246	$ 1,574,203	$ 1,574,203	$ (4,660,543)
Salary and Benefits	$ 0	$ 0	$ 0	$ 0	$ 0
Services and Supplies	0	0	0	0	0
Other Charges	232,713	232,713	0	203,603	(29,110)
Fixed Assets	1,122,420	1,122,420	1,574,203	1,370,600	248,180
Gross Expenditures	$ 1,355,133	$ 1,355,133	$ 1,574,203	$ 1,574,203	$ 219,070
Contingencies	0	0	0	0	0
New Reserves	4,879,613	4,879,613	0	0	(4,879,613)
Total Financing Requirements	$ 6,234,746	$ 6,234,746	$ 1,574,203	$ 1,574,203	$ (4,660,543)



10 Year Expenditures Adjusted For Inflation



SERVICE PROGRAMS

Capital Projects has a total expenditure level of $1,574,203 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: $1,574,203 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. 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, 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 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, the General Services Agency, the Planning and Building Department and the County 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), chaired by the County Administrator and comprised of 10 County department heads. The capital projects recommended in this budget is the result of the CI-ESC's review of the submitted projects. The Five Year Infrastructure and Facilities Capital Improvement Plan was approved by the Board on February 19, 2013.

The recommended total financing requirements for the Capital Improvement Project (CIP) budget is $1,574,203. This represents a decrease of $4,660,543 or 75% decrease as compared to the adopted FY 2012-13 budget. The expense for the FY 2012-13 adopted budget included the addition of $4,879,613 in funding added to the Capital Project budget and then transferred to capital project reserves as part of the actions approved in the Final Adopted budget for FY 2012-13.

Adjusting for the funding that was allocated reserves, the FY 2012-13 adopted budget approved an allocation of to $1,355,133 to fund seven specific projects. The amount recommended in the FY 2013-14 budget funds six specific projects and totals $1,574,203. The amount of funding in recommended budget for the six specific capital projects is $$219,070 or 16% more than the amount of funding for specific projects in the adopted FY 2012-13 budget.

One of the six projects recommended for funding is a project that will be managed and completed by Public Works. This project involves the remediation of groundwater contamination linked to the Los Osos Landfill. This project is identified here since the funding is from Fund Center 230 - Capital Project budget. However, monitoring and tracking of this project will be done through Fund Center 405 Public Works and not through Fund Center 230.

FY 2013-14 Recommended Capital Projects

The following is an overview of the capital projects recommended for funding in the FY 2013-14 budget.

Project Title: Meridian Fire Station Apparatus Bay Expansion

Recommended Funding Level: $870,000
Funding Source(s): Fire Public Facility Fees

Project Description:

This project will expand the existing two apparatus bays at County Fire Station #36 (Meridian) to a double loaded capacity capable of storing 4 engines. This will allow County Fire Engine 36, the County Hazardous Materials Response Unit, and County Reserve Fire Engine 36 (currently parked outside) to be housed inside increasing the department's ability to safely and securely house fire apparatus.

Operating Cost Impacts:

Minor increase in maintenance and utility expense due to expanded space

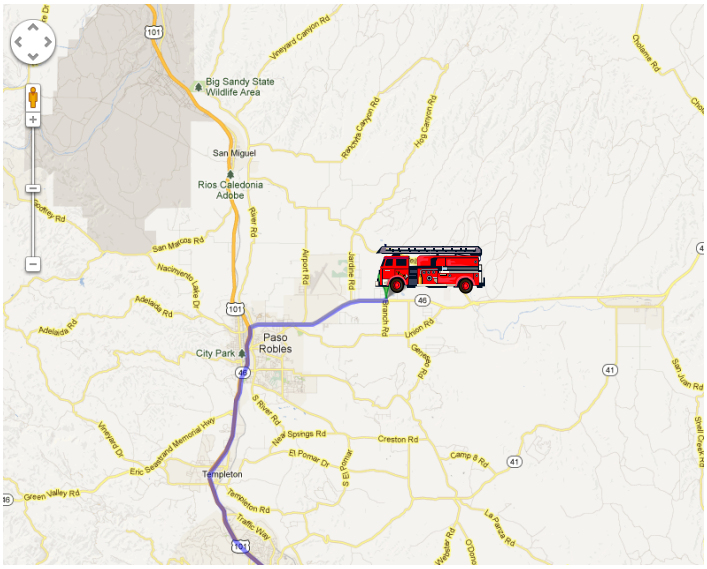
Intended Outcomes:

The Meridian fire station serves the east Paso Robles area and the Highway 46 corridor. Increasing the apparatus bay capacity will protect essential emergency response vehicles from the elements and extend their useful lifespan and provide additional operational space for the fire station.

Justification:

Construction of a new apparatus bay will allow for the storage of the reserve engine and other equipment indoors, protecting essential emergency response equipment.

Map of Project Area:



Project Title: Programming for a Co-Located Sheriff/Fire Dispatch Center

Recommended Funding Level: $200,000
Funding Source(s): Fire and Sheriff Public Facility Fees

Project Description:

This project will provide funding for programming and site identification for the potential future construction of a new, co-located Regional Emergency Dispatch Center. The center would house the dispatch functions of both the Sheriff's Office and CAL FIRE/County Fire. Center functions would include emergency medical dispatch and the 24 hour 9-1-1 Public Safety Answering Point (9-1-1 PSAP).

Justification:

Currently, the Sheriff's Office Dispatch Center (SODC) and Ambulance Dispatch Center (MEDCOM) are located together at the County Operational Center on Kansas Avenue. The CAL FIRE/ County Fire Emergency Command Center (ECC) is located at the CAL FIRE facility on Santa Rosa St. Dispatchers at the separate locations are at times operating with little interaction. By co-locating the Sheriff, ambulance, and fire dispatch operations, new dispatch efficiencies will be achieved through collaborative efforts. Agencies will be able to readily assist each other during high volume and complex incident situations. This will result in improvements to the health and safety of County residents and visitors.

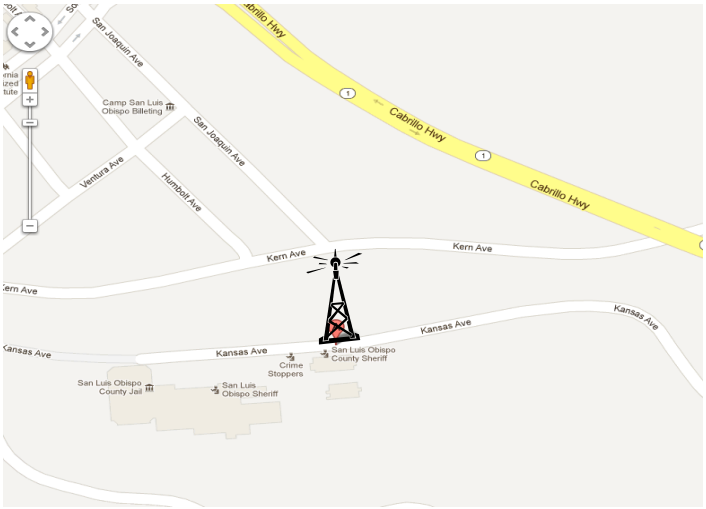
Operating Cost Impacts:

This project will develop a scope of the size and uses for the proposed facility as well as evaluate the operational impacts of developing a co-located dispatch center. It is anticipated that efficiencies will result from co-locating both Sheriff and Fire dispatch in one location facility. Additional information regarding potential operational impacts will be determined based upon the information developed in the programming.

Intended Outcomes:

The project will provide information to define the scope and location to allow the future development of a co-located Sheriff and fire dispatch center.

Map of Project Area:



Project Title: Probation– Install Juvenile Services Center Office HVAC

Recommended Funding Level: $60,700
Funding Source(s): Facility Planning Reserves

Project Description:

This project will provide a small air conditioning system and duct work for the Juvenile Hall office space/meeting room and the office used by Mental Health staff.

Operating Cost Impacts:

The installation of an additional Heating Ventilation Air Conditioning (HVAC) system will increase utility expense. The amount of additional expense is not anticipated to be significant.

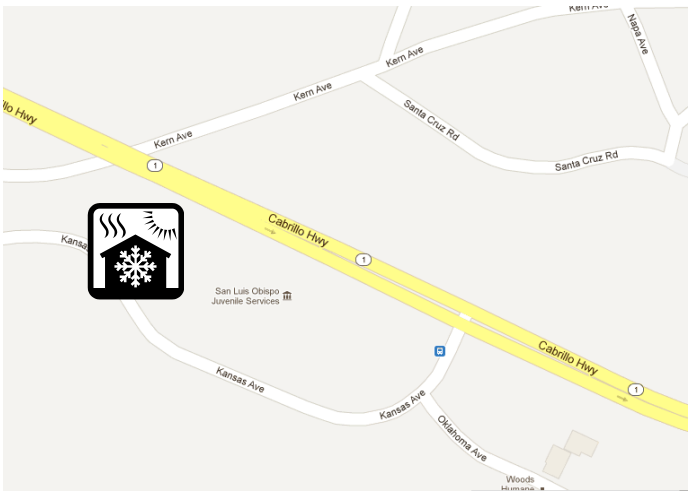
Intended Outcomes:

Improving the heating and cooling of this portion of the Juvenile Services Center will space will improve the usability of the space.

Justification:

Currently, there is air-conditioning in almost all areas of the Juvenile Hall. However, there is no air-conditioning in the office space/meeting room and the Mental Health staff office near the old kitchen. During the summer months, these two rooms get very hot. On several occasions the heat temperature inside these offices has been in excess of 95 degrees, reducing the usability of the offices/meeting room. Improving the heating and cooling of this portion of the Juvenile Services Center space will improve the usability of the space.

Map of Project Area:



Project Title: Probation – Casa Loma San Luis Obispo Probation Department Office– Install Parking Lot Lighting

Recommended Funding Level: $58,400
Funding Source(s): Facility Planning Reserves

Project Description:

This project will provide exterior lighting to the parking and building areas at the Casa Loma Probation facility providing a safer environment for staff returning to the facility at night or early morning.

Operating Cost Impacts:

The installation of lighting will result is a slight increase in utility costs. The use of energy efficient lighting will reduce this impact. The amount of increase will depend upon the lighting components and final design.

Intended Outcomes:

Installation of lighting at the Casa Loma office building parking area will increase safety and security for staff using the building during evening and night hours.

Justification:

The lighting for the parking areas at Casa Loma is inadequate. There is not enough illumination in several areas to prevent injuries and to maintain adequate security for staff and around the building.

Officers working at night, return to Casa Loma well after dark to store safety gear and any evidence that may have been obtained during their shift. There is insufficient lighting for the officers to safely transfer gear and/or evidence from the County vehicles into the building. Additionally, there is insufficient lighting for officers to ensure that unauthorized people are not loitering around the building - posing a safety and/or security threat.

Map of Project Area:

Project Title: Phase II Installation/Upgrade Building Automation Controls

Recommended Funding Level: $58,400
Funding Source(s): Facility Planning Reserves

Project Description:

This is Phase II 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:

Operational costs are reduced by providing programmed logic into the HVAC and lighting systems. For instance, start/stop times can be optimized for energy savings and occupant comfort. Maintenance and repair is simplified. Troubleshooting is accomplished remotely. There will be less dispatching maintenance mechanics unnecessarily because of the ability to determine the problem remotely from a desktop computer. The majority of temperature related calls can be resolved without ever traveling to the site, thereby reducing labor costs, and increasing worker efficiency. Other cost savings come in the form of energy costs. Applying schedules and uniform set points enable tighter control of HVAC equipment, often reducing the amount of run time. Feedback from trending equipment performance allows for customized adjustment, further increasing operating efficiency.

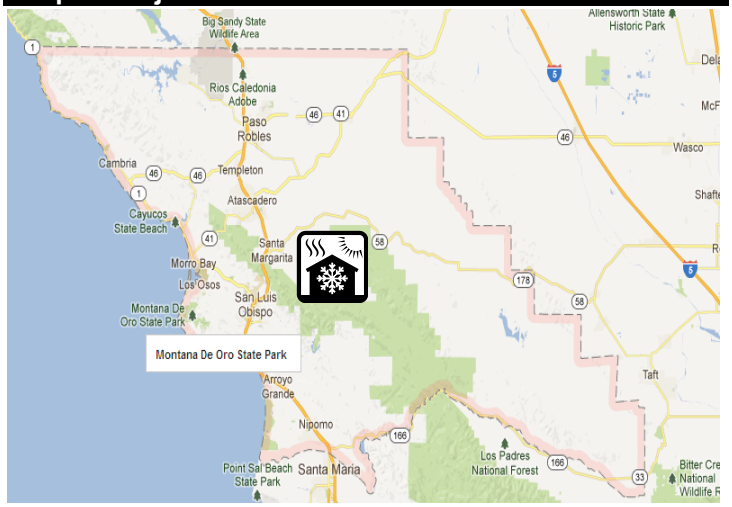
Operating Cost Impacts:

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:



Project Title: Public Works– Los Osos Landfill Remediation

Recommended Funding Level: $203,603
Funding Source(s): $152,732 Los Osos Landfill Designation plus $50,871 Facility Planning Reserves

Project Description:

This project funds the testing, design and permitting for an effective Pump and Treat system to treat groundwater at the Los Osos Landfill site. The system will consist of strategically placed extraction wells, water storage tanks, a carbon filtration system, and a system of pipelines intended to collect, and subsequently treat and dispose of the water. This projects funds the first year of a three year project that is anticipated cost $631,000.

Justification:

In December of 2012, Regional Water Quality Control Board (RWQCB) staff advised County staff to move forward as soon as possible in constructing and initiating operations of a groundwater pump and treat facility at the landfill, or face enforcement action. In subsequent correspondence with County staff, RWQCB staff has noted that violations of the landfill Waste Discharge Requirements (WDR's) subjects the County to fines of up to $5,000 for each day the violation occurs per *California Water Code section 13350(a)(2) and (e).*

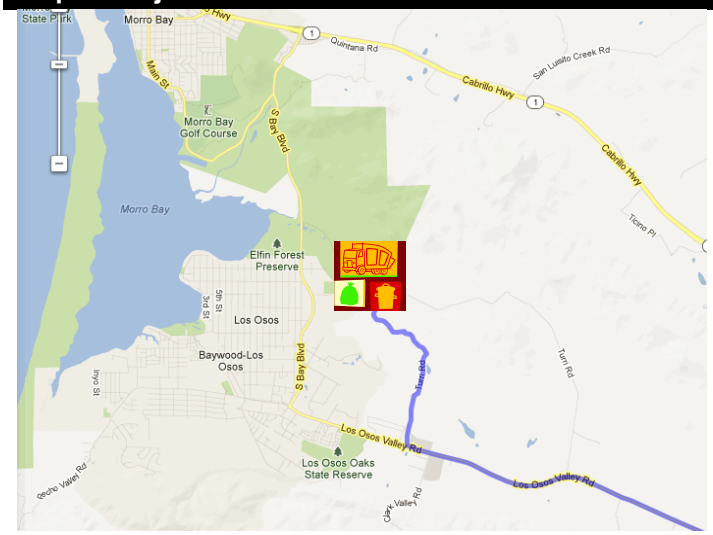
Operating Cost Impacts:

Recurring annual operation, maintenance and monitoring costs of $75,000 to $105,000 would start after year three of system start-up and continue to be required throughout the foreseeable future. Ongoing operations costs would be included in routine annual budget requests.

Intended Outcomes:

Comply with Regional Water Quality Control Board (RWQCB) requirements to remediate groundwater impacted by the abandoned Los Osos Landfill. Avoid up to $5,000 per day in fines for violations of the California Water Code. Improve groundwater quality in the area in and near the Landfill.

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 2013-14 through FY 2017-18 time frame. Facility projects on the Five Year Plan are identified in this budget. Infrastructure projects are generally identified in Fund Center 405 Public Works. Two of the six facility projects recommended for FY 2013-14 are on the Five Year Plan. The two projects are the Meridian Fire Station Bay Expansion project and the Co-located Dispatch project. 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 very near to completing the process to acquire funding through donations for their share of the cost of the building and tenant improvements needed for a new Library. Design work is nearly complete and construction is anticipated to begin and may be completed FY 2013-14.

Women's Jail

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

Expense: $38.7 million

Sources of Funding: $25.1 million State AB 900 funds; $11.6 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. 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 estimated to be $38.7 million. The construction cost is approximately $2.3 million greater than prior year estimates due to increased cost for the security system component. Construction originally scheduled to begin in FY 2012-13 is now anticipated to begin in mid FY 2013-14.

Juvenile Hall Expansion

Location: 1065 Kansas Avenue, San Luis Obispo

Expense: $18.5 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; and $1 million in funding yet to be determined.

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 late FY 2012-13 or early 2013-14. Contracts with State are currently being developed. The project is anticipated to begin construction in FY 2013-14.

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, 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 the 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 design is complete and bids will be sought in FY 2012-13 with construction anticipated to begin in late 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: $1.26 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 in mid FY 2012-13, however, issues associated with permitting construction in the vicinity of an abandoned landfill have delayed this project. This project is anticipated to begin construction in late 2012-13 or at the beginning of FY 2013-14.

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.

CAPITAL PROJECTS

	WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2300: GENERAL GOVERNMENT - AUC											
1	320050	General Government-Lopez Lake-Lopez Lake Communication Vault Replacement	2012/2013	231,500	231,500	231,500			231,500	Facilities Planning Reserve	U
2	320052	General Services Agency-SLO-Upgrade and add new Building Automation Controls	2012/2013	291,120	110,120	108,075	181,000		291,120	Facilities Planning Reserve	P
3	320053	General Services Agency, Information Technology-Extend Fiber to Atascadero PH/MH Clinic/Hotel Park Building	2012/2013	291,700	291,700	272,127			291,700	Facilities Planning Reserve	B
4	320049	General Services Agency, Information Technology-COC-Comm Shop Communication Tower Replacement	2012/2013	107,800	107,800	107,800			107,800	Facilities Planning Reserve	U
5	320048	General Government-SLO-Upgrade or Replace NGC Fire Alarm System	2011/2012	513,600	513,600	405,361			513,600	Building Replacement Reserve	C
6	320044	General Services Agency, Information Technology - Grover Beach - Install Fiber Lateral	2011/2012	159,900	159,900	146,932			159,900	Facilities Planning Reserve	D
7	320038	General Services Agency, Information Technology - SLO - Data Center Remodel	2010/2011	182,000	182,000	151,235			182,000	Building Replacement Reserve	D
8	320039	General Services Agency, Information Technology - County Operations Center - Replace Main Vault Tower	2010/2011	144,700	144,700	122,899			144,700	Building Replacement Reserve	B
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 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 3/31/13. As work continues, the balance of funds available 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

CAPITAL PROJECTS

	WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed 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	3,100,915			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.)	C
11	320019	General Services Agency, Information Technology - Backup Computer Facility	2007/2008	275,000	275,000	275,000			275,000	Facility Planning Reserves	U
		Sub Total:		7,047,020	6,866,020	5,412,143	181,000		7,047,020		
EFS Bus Area 2300: HEALTH AND SOCIAL SERVICES - AUC											
12	320051	Health-SLO-Completion of Public Health Lab Renovation	2012/2013	143,700	143,700	22,415			143,700	Facilities Planning Reserve	CO
13	320055	Department of Social Services - SLO - Cabling at 3563 Empleo Street	2012/2013	83,500	83,500	2,192			83,500	Dept of Social Services Operating Budget	CO
14	320033	Health - SLO - Health Campus Renovations - Close Out (Extension of 320002)	2009/2010	265,877	265,877	24,292			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	CO
15	320021	Health - Operations Center - Animal Services Expansion & Remodel	2007/2008	1,267,600	1,267,600	879,563			1,267,600	1,131,900 Facility Planning Reserves; 135,700 Building Replacement Reserve	H
		Sub Total:		1,760,677	1,760,677	928,461			1,760,677		

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*** 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 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2300: LIBRARY - AUC											
16	320030	Library - Atascadero - Atascadero Library Expansion	2008/2009	3,966,300	499,300	44,465			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.)	C
17	320028	Library - Cambria - Cambria Library Expansion	2007/2008	937,000	298,684	141,571			298,684	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.) Augmented 9/25/12 $200k Library Gift Trust Account.	D
		Sub Total:		4,903,300	797,984	186,035			797,984		

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* 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.

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CAPITAL PROJECTS

	WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2300: PUBLIC SAFETY - AUC											
18	320061	CDF-SLO-Programming for Co-located Dispatch Center	2013/2014	200,000			200,000		200,000	$100,000 Public Facility Fees-Fire; $100,000 Public Facility Fees-Law	U
19	320063	Probation-COC-Install New JSC Office HVAC in and near Old Kitchen Area	2013/2014	60,700			60,700		60,700	Facilities Planning Reserve	U
20	320062	CDF-Paso Robles - Apparatus Bay Expansion at the Meridian Fire Station	2013/2014	870,500			870,500		870,500	Public Facility Fees-Fire	U
21	320064	Probation-SLO-Upgrade Casa Loma Parking Lot Lighting	2013/2014	58,400			58,400		58,400	Facilities Planning Reserve	U
22	320032	Probation - SLO - Juvenile Hall Expansion	2008/2009	17,494,644	1,768,000	8,365			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
23	320020	Probation - Juvenile Services Center - New Parking Area	2007/2008	61,500	61,500	5,763			61,500	Facility Planning Reserves	U
24	320008	Fire - Creston - Fire Station and Design	2006/2007	3,919,288	3,919,288	63,649			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)	CO
25	300034	Sheriff - Women's Jail Expansion, Phase 1	1999/2000	34,788,215	2,484,000	675,746			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
		Sub Total:		57,453,247	8,232,788	753,523	1,189,600		9,422,388		

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CAPITAL PROJECTS

	WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2300: PUBLIC WORKS - AUC											
26	320057	Public Works - County Ops Center - Water Quality Lab Renovation	2012/2013	237,600	237,600	216,526			237,600	$112,600 Facilities Planning Reserve, $125,000 Public Works Operating Budget	D
		Sub Total:		237,600	237,600	216,526			237,600		
EFS Bus Area 4250: AIRPORTS - AUC											
27	330019	Airports - SLO Airport - QTA Rental Car Facilities (replaces 300015)	2011/2012	1,659,888	1,659,888	1,606,746			1,659,888	County Financing repaid with CFC-Rental Cars revenues	H
28	330018	Airport-SLO-New Terminal Design Development	2011/2012	1,147,502	1,147,502	-585			1,147,502	$1,090,127-FAA AIP Grant, $57,375 Passenger Facility Charges	C
29	330016	Airports - SLO - Runway Safety Area Improvements	2010/2011	98,370	98,370	151			98,370	Airport Enterprise Fund+Loan Tax Reduction Reserve	D
		Sub Total:		2,905,760	2,905,760	1,606,312			2,905,760		

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CAPITAL PROJECTS

	WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2300: PARKS - AUC											
30	320060	Parks - Cayucos - Restore Cayucos Pier Phase I	2012/2013	103,000	103,000	103,000			103,000	Parks Operating Fund	U
31	320056	Parks - North County - Templeton to Atascadero Connector	2012/2013	240,000	240,000	240,000			240,000	$40,000 Public Facilities Fees - Parks; $200,000 Transportation Enhancement grant program	U
32	320054	Parks - Morro Bay to Cayucos Connector - California Coastal Trail	2011/2012	315,000	315,000	315,000			315,000	State Aid-Regional State Highway Account	U
33	320047	Parks - Santa Margarita Lake - Construct New Boat-in Campsites	2011/2012	609,500	609,500	549,418			609,500	Ca Dept of Boating and Waterways Grant	C
34	320046	Parks - Santa Margarita Lake - Upgrade Existing Boat in Camps	2011/2012	378,500	378,500	262,748			378,500	Ca Dept of Boating and Waterways Grant	C
35	320042	Parks - Los Osos - ADA Playground Installation	2010/2011	310,300	355,323	1,302			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	CO
36	320022	Parks - SLO - Bob Jones Trail Extension (Higuera St) (see 300020 & 300021)	2008/2009	1,413,008	1,413,008	1,485,000			1,413,008	Public Facilities Fees - Parks	H
37	320015	Parks - Avila - Avila Beach to Harford Pier Trail Connector	2006/2007	300,000	300,000	91,430			300,000	PG&E Settlement Obligation	P
38	300101	Parks - Nipomo - Park Playground Replacement	2004/2005	250,000	250,000	250,000			250,000	Public Facilities Fees - Parks	H
39	300044	Parks - Arroyo Grande - Biddle Park Master Plan	2003/2004	100,000	100,000	7,869			100,000	Public Facilities Fees - Parks	P
40	300030	Parks - Nipomo -Park Master Plan Development	2002/2003	300,000	300,000	17,952			300,000	100,000 Public Facilities Fees - Parks; 200,000 Quimby Fees - South County Sub-Fund	CO
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

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CAPITAL PROJECTS

WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
42 300022	Parks - Avila - Cave Landing Trail	2002/2003	1,082,745	1,082,745	891,427			1,082,745	Fish & Game (Unocal Grant)	D
43 300020	Parks - Avila - Bob Jones Trail Extension (Ontario Rd) (see 320022)	2002/2003	1,059,690	1,059,690	43,825			1,059,690	400,000 Fish & Game/ 300,000 SLOCOG/71,992 PFF (trans from 320022)/287,698 SAFETEA-LU grant	P
44 300032	Parks - Cayucos - Norma Rose Park Design/Development	2001/2002	600,000	600,000	22,901			600,000	Public Facilities Fees - Parks	C
		Sub Total:	7,215,543	7,260,566	4,433,443			7,260,566		
EFS Bus Area 4270: GOLF COURSES - AUC										
45 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
		Sub Total:	750,000	100,000	30,222			100,000		
		Total:	82,273,147	28,161,395	13,566,665	1,370,600		29,531,995		

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

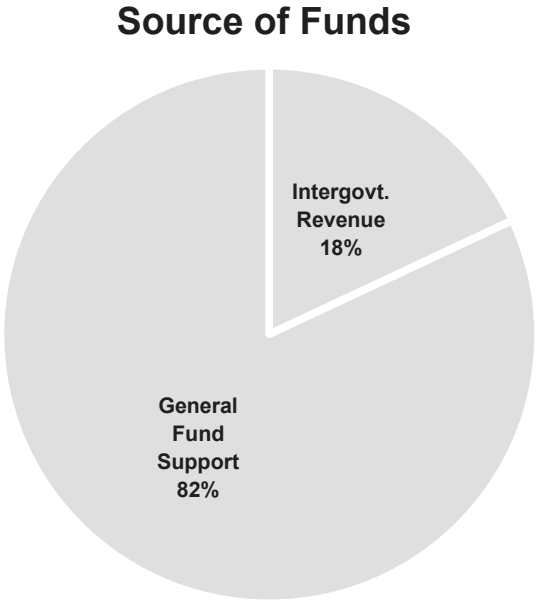
Completed Capital Projects: FY 2012-13

	Yr Funded	WBS Project #	Project Description	Original Funding	Amended Funding	Final Project Cost	Actual%
1	2010/2011	330014	Airports - SLO - Parking Lot Upgrades *The project installed additional LED parking lot lighting and solar operated wirelessly payment kiosks at the San Luis Obispo Airport parking lot.*	700,000	700,000	419,354	59.9%
2	2010/2011	330015	Airports - SLO - Enclose Terminal Landing *The project expanded and enclosed the existing boarding areas at the San Luis Obispo Airport terminal.*	125,000	135,000	130,209	96.5%
			Totals:	825,000	835,000	549,563	65.8%

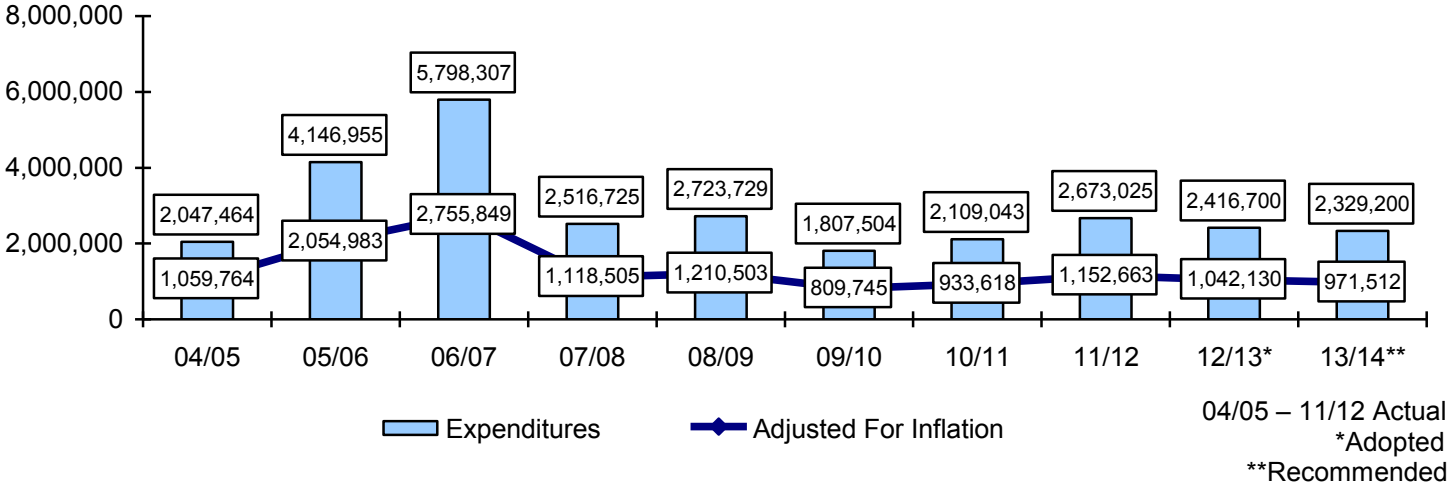
PURPOSE

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

Financial Summary	2012-13 Budget	2012-13 Projected	2013-14 Requested	2013-14 Recommended	Change From 2012-13
Intergovernmental Revenue	$ 0	$ 0	$ 345,500	$ 345,500	$ 345,500
Other Financing Sources	433,000	0	0	0	(433,000)
**Total Revenue	$ 433,000	$ 0	$ 345,500	$ 345,500	$ (87,500)
Services and Supplies	2,416,700	0	2,329,200	2,082,140	(334,560)
Other Charges	0	0	0	247,060	247,060
**Gross Expenditures	$ 2,416,700	$ 0	$ 2,329,200	$ 2,329,200	$ (87,500)
General Fund Support (G.F.S.)	$ 1,983,700	$ 0	$ 1,983,700	$ 1,983,700	$ 0



10 Year Expenditures Adjusted For Inflation



SERVICE PROGRAMS

The Maintenance Projects budget has a total expense level of $2,329,200. Staffing to implement the programs for this budget are contained in General Services Fund Center 113 and the Parks Fund Center 305.

Countywide Projects

Provides funding for the following types of countywide maintenance projects: roof repair, heating, ventilation and air conditioning equipment maintenance; painting; restroom renovation; flooring, sidewalk and paving maintenance; coaxial cable installation; signage of facilities; coastal accessway maintenance; energy conservation, storm water pollution control, and for development of plans and specifications for maintenance activities and renovations of facilities. Staffing for Maintenance Projects included in Fund Center 113 - General Services.

Total Expenditures: $925,000 Total Staffing (FTE): 0.00

Facility Maintenance

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

Total Expenditures: $1,062,500 Total Staffing (FTE): 0.00

Other Maintenance Funding

Provides transfers of funds to other County Departments to accomplish maintenance activities overseen by the department receiving funds and unallocated maintenance funding that may be accessed by subsequent Board action.

Total Expenditures: $341,700 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 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 address 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 with annual needs but generally ranging from $200,000-$1,000,000.

From FY 2009-10 and extending through FY 2011-12, the allocation of General Fund for this budget was reduced as part of the Board of Supervisors' adopted strategy to address fiscal constraints. In FY 2012-13, the General Fund allocation for the Maintenance Project was restored as part of the effort to begin work on needed maintenance that were deferred during the prior three years.

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 Public Works, the General Services Agency, the Planning and Building Department and the County 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), 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 eight 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 2013-14 is $2,329,200. This is a decrease $87,500 or 3% less than the amount in the FY 2012-13 adopted budget. General Fund support for the budget is recommended to be $1,983,700, the same amount budgeted in FY 2012-13. The funding in the recommended budget also includes $345,500 in funding from the 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 2013-14 MAINTENANCE PROJECTS

There are a total of four standalone maintenance projects recommended for FY 2013-14. A brief description, the amount allocated and the source of funding are identified for each of the projects identified below.

STANDALONE PROJECTS

- **Augment funding for the Upgrade of Public Elevators in the Courthouse Annex – San Luis Obispo**

This project will modernize the existing Palm Street lobby elevator serving the District Attorney, Planning and Building, and Courts. The project includes updating the elevator to current codes, replacing archaic controls with modern technology, and making Americans with Disabilities Act (ADA) improvements. This project falls under the Joint Occupancy Agreement with the Administrative Office of the Courts (AOC) and per that agreement, 49.74% of the project funding will come from the AOC.

  - Project Cost: $705,000
  - $200,000 of the funding was allocated in prior years and $505,000 is being allocated in the FY 2013-14 budget.
  - Funding Source:
    - Prior allocation - $200,000 - General Fund
    - FY 2013-14 $159,500 General Fund
    - FY 2013-14 $345,500 Court funds

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- **Replace Air Handlers in the Courthouse Annex – San Luis Obispo**

This project will replace the original 40 year old air handlers and associated ductwork at the second and third floors of the Courthouse Annex. The project will also remove asbestos containing vibration collars attached between the existing ductwork and air handlers.

  - Project Cost: $200,400
  - Funding Source: General Fund

- **Remediation of Groundwater Contamination at the Kimball Site – San Luis Obispo**

This project will remediate the remaining contaminated soil and eliminate the need for ongoing monitoring and reporting currently required by Central Coast Regional Water Quality Control Board. The County has been monitoring and attempting remediation measures at the County owned old Kimball Motors Facility in downtown San Luis Obispo since 2003.

Project Cost: $201,100

Funding Source: General Fund

- **Paint Animal Shelter Kennel Area**

The County Animal Shelter is located on Kansas Avenue at the County Operational Area off of Highway 1 between San Luis Obispo and Morro Bay. The kennel areas of the shelter have not been refurbished in over thirty years. This project involves preparation of the kennel areas and applications of high grade epoxy paint. The project was recommended in a study of the County's Animal Shelter done by the Humane Society in 2007. Refurbishment of the kennel areas will reduce maintenance, make it easier to clean and sanitize and improve the appearance of the shelter for people seeking to adopt pets.

Project Cost: $156,000

Funding Source: General Fund

FUNDING TRANSFERS AND UNALLOCATED FUNDS

There are two transfers of funding from this budget to other departments. The transfers are for maintenance projects that will be overseen by the department. The budget also includes $94,640 in unallocated funding that can only be accessed with the approval of the County Administrator. The unallocated funds are intended to address unanticipated maintenance needs. The transfers are as follows:

- $40,060 – Sheriff's Office – replacement of cell doors in a portion of the jail to accommodate food delivery slots.
- $200,000 – Department of Social Services Window Replacement – this is a continuation of an existing project to replace defective windows at the Social Services Building on Higuera Street in San Luis Obispo.

COUNTYWIDE MAINTENANCE PROJECT CATEGORIES

In FY 2012-13 approximately $1.8 million was allocated to countywide maintenance categories. The FY 2013-14 recommended allocation for countywide maintenance categories is $925,000, a decrease of approximately 50% from the adopted FY 2012-13 budget. The decline in recommended funding is not expected to impact the County's efforts to maintain facilities. The reduced level of recommended funding for the Countywide Maintenance categories takes into account unexpended funds from prior year allocations that will be carried over into FY 2013-14. It also considers the capacity of the General Services Agency Maintenance and Architectural Services staff to implement projects within FY 2013-14. The combination of funding from prior years and the recommended new allocation of funding for FY 2013-14 will total approximately $2 million and should be sufficient to cover anticipated maintenance needs in FY 2013-14.

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 2013-14 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 $400,000

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

Countywide Facilities Master Plan $25,000

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.

Countywide Americans with Disabilities Act (ADA) Compliance $325,000

Funding in this category is for upgrades to current facilities in order to help ensure they meet ADA requirements. Continued work associated with the update and evaluation of County facilities with ADA requirements is planned for FY 2013-14. Several ADA projects are planned for the Courthouse Annex and Old Courthouse in San Luis Obispo.

Countywide Department Relocations reduction of $100,000

Funding in this category is utilized to move County departments from one location to another or to reconfigure existing office space. It is projected that approximately $200,000 in funding in this category will be available at the end of FY 2012-13. The projected balance of $200,000 in existing funding is being reduced by $100,000 to help fund other countywide maintenance categories. The remaining balance of $100,000 is expected to be sufficient to meet department relocation needs and will be carried over to FY 2013-14.

Countywide Energy & Water Conservation $200,000

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 $25,000

Funding in this category finances projects, plans, improvements, and equipment necessary to comply with Federal and State storm water pollution regulations.

Countywide Community Buildings $50,000

Funding in this category finances projects to repair and maintain community buildings such as veterans' halls and community centers owned by the County.

Countywide Library Renovations $0

Funding in this category is provided by the Library and is used to renovate and upgrade County libraries. The Library is not proposing to add funds to this category for FY 2013-14.

The tables that follow this section include the new individual maintenance projects and funding amounts identified for FY 2013-14 as well as those from prior years. The far right column in the table identifies a project status designator. The following provides an explanation of the designators in the project 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 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.

MAINTENANCE PROJECTS

	WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT											
1	350103	General Government - Courthouse Annex - Replace Courthouse Annex Air Handlers	2013/2014	200,400			200,400		200,400	General Fund	U
2	350098	General Services Agency, Information Technology - Various - Communication Infrastructure Maintenance	2012/2013	203,200	203,200	203,200			203,200	General Fund	U
3	350095	General Services Agency, Information Technology - Rocky Butte - Replace Generator Set	2011/2012	60,400	60,400	60,400			60,400	General Fund	U
4	350069	General Government - Courthouse Annex - Upgrade Public Elevator	2008/2009	705,000	200,000	103,834	505,000		705,000	$359,500 General Fund; augment $345,500 Courts	D
5	350051	General Services Agency, Information Technology - Old Courthouse - Data Center Reorganization	2007/2008	58,400	58,400	18,298			58,400	General Fund	C
6	350022	General Government - Old Courthouse - Exterior Paint	2006/2007	102,700	102,700	93,823			102,700	General Fund	U
7	350002	General Government - Courthouse Annex - Implement Office Consolidation	2005/2006	1,674,400	1,674,400	87,192			1,674,400	General Fund	C
8	300128	SLO - Johnson Avenue Property Analysis	2004/2005	354,000	354,000	163,249			354,000	Facilities Planning Reserve	P
9	300080	General Government - SLO - 1144 Monterey St. Monitoring Wells Abandonment and Remediation	2003/2004	381,667	180,567	13,700	201,100		381,667	General Fund	P
		Sub Total:		3,740,167	2,833,667	743,697	906,500		3,740,167		

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*** 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 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2000: HEALTH AND SOCIAL SERVICES -MAINT											
10	350101	Animal Services-COC-Paint Animal Shelter Kennel	2013/2014	156,000			156,000		156,000	General Fund	U
11	350099	Department of Social Services - SLO - Repair Leaking Windows	2012/2013	100,000	100,000	68,191			100,000	Department of Social Services Operating Budget	B
12	350034	Health - Operations Center - Animal Services - Roof Replacement	2006/2007	141,700	141,700	139,764			141,700	General Fund	H
			Sub Total:	397,700	241,700	207,956	156,000		397,700		
EFS Bus Area 2000: PUBLIC WORKS - MAINT											
13	350102	Public Works-COC-Replace Sewer Line from manhole #3 to Animal Shelter	2012/2013	318,027	318,027	318,027			318,027	FBA FC 230-Funds left over from Waterline Project 320026	U
			Sub Total:	318,027	318,027	318,027			318,027		
EFS Bus Area 2000: PUBLIC SAFETY - MAINT											
14	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
15	350088	Sheriff - County Operations Center - Replace Main Jail Mechanical Room Plumbing and Pumps	2010/2011	120,000	120,000	93,552			120,000	General Fund	CO
16	350042	Sheriff - West Jail - Security Screens	2006/2007	29,500	29,500	14,641			29,500	General Fund	B
			Sub Total:	257,000	257,000	215,693			257,000		

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MAINTENANCE PROJECTS

	WBS Project #	Project Description	Original Year Funded	Estimated Total Cost*	Total Approved Funding through 2012-13	Balance of Funds Available**	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Total Approved Funding and 2013-14 Proposed Appropriation	Funding Source	Status***
EFS Bus Area 2000: PARKS - MAINT											
17	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
18	350038	Parks - Coastal - Park Maintenance (Roll Up)	2006/2007	80,000	80,000	186			80,000	40,000 GF; 40,000 Parks Fund	C
19	350039	Parks - East County - Park Maintenance (Roll Up)	2006/2007	61,500	61,500	3,846			61,500	21,500 GF; 40,000 Quimby Fees - East County Sub-Fund	C
20	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
21	350037	Parks - South County - Park Maintenance (Roll Up)	2006/2007	250,000	250,000	53,258			250,000	250,000 Quimby Fees - South County Sub-Fund	C
22	350094	Parks - San Miguel - Repair Rios Caledonia Walls	2012/2013	100,000	100,000	100,000			100,000	Parks Operating Fund	U
23	350093	Parks - Santa Margarita Lake - Paving, Fish Cleaning Station & Electrical	2012/2013	540,000	540,000	522,946			540,000	Department of Boating and Waterways Grant	D
24	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
25	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
26	350066	Parks - Lopez Lake - Infrastructure Upgrades	2007/2008	249,480	249,480	27,221			249,480	96,055 Prop 40 Grant; 66,987 Parks Ops; 2,938 Prop 40 Grant; 18,500 Gen Fund (transfer from 350039); $65,000 Parks Ops	H
		Sub Total:		1,799,980	1,799,980	912,820			1,799,980		
		Total:		6,512,874	5,450,374	2,398,193	1,062,500		6,512,874		

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COUNTYWIDE MAINTENANCE PROJECTS

	WBS Project #	Project Description	Balance of Funds Available*	2013-14 Proposed Appropriation	2013-14 Adopted Appropriation	Balance of Funds Available and 2013-14 Proposed Appropriation	Funding Source	Status**
EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT								
1	350077	Countywide Maintenance Projects	866,564	400,000		1,266,564	General Fund	C
2	350070	Countywide Facilities Master Plan	313,734	25,000		338,734	General Fund	C
3	350074	Countywide Energy and Water Conservation	311,179	200,000		511,179	General Fund	C
4	350072	Countywide Department Relocations	210,301	-100,000		110,301	General Fund	C
5	350071	Countywide ADA Compliance	601,496	325,000		926,496	General Fund	C
6	350050	Countywide Stormwater Pollution Prevention	188,253	25,000		213,253	General Fund	C
		Subtotal:	2,491,526	875,000		3,366,527		
EFS Bus Area 2000: LIBRARY - MAINT								
7	350073	Countywide Library Renovations	149,241			149,241	Library Funds	C
		Subtotal:	149,241			149,241		
EFS Bus Area 2000: COMMUNITY SERVICES - MAINT								
8	350010	Countywide Community Buildings Renovations	456,301	50,000		506,301	General Fund	C
		Subtotal:	456,301	50,000		506,301		
		Total:	3,097,068	925,000		4,022,069		

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

Completed Maintenance Projects: FY 2012-13

	Yr Funded	WBS Project #	Project Description	Original Funding	Amended Funding	Final Project Cost	Actual%
1	2007/2008	350053	Sheriff - Operations Center - Honor Farm Kitchen Renovation *The project renovated the existing JSC kitchen into a training area, removing kitchen equipment, hood, and freezers and provided new vinyl flooring, paint, and lighting.*	124,500	233,500	232,344	99.5%
2	2009/2010	350078	Health - SLO - Lab Expansion, Phase 3 *The project was the final phase of a three phase Public Health Lab renovation project funded by a HRSA grant. It abated hazardous material optimized lab workspaces and provided new lighting, sinks and workstations.*	329,670	329,670	329,670	100.0%
3	2009/2010	350080	Parks - Los Osos - Elfin Forest Restoration *The project provided boardwalk repairs, removal of invasive plant species, and installation of new symbolic fencing and vinyl fencing.*	22,000	27,000	26,720	99.0%
4	2009/2010	350084	General Government - ARRA - EECBG - HVAC - Various Facilities *The project replaced dated and inefficient HVAC units with more efficient units at numerous facilities throughout the County. It was funded by an ARRA EECBG grant.*	692,420	742,420	742,158	100.0%
5	2010/2011	350087	Probation - JSC- Replace Juvenile Hall West and Center Unit Doors *The project replaced damaged commercial grade doors and frames with institutional grade doors and frames with pass-through ports.*	145,800	291,300	207,075	71.1%
6	2011/2012	350096	Probation - Juvenile Services Center - Replace JSC Sinks and Toilets *The project replaced porcelain sinks and toilets with institutional grade stainless steel toilet/lavatory combination units.*	201,900	201,900	119,898	59.4%
7	2011/2012	350097	Department of Social Services - SLO - Higuera St Carpet Install, Phase 2 *This was the final phase of a two phase replacement project & replaced carpet, the offices & work areas on the2nd & 3rd floors of the facility.*	202,900	202,900	125,631	61.9%
			Totals:	1,719,190	2,028,690	1,783,496	87.9%

Completed Countywide Projects: FY 2012-13

	Project Description	*Completed or Cancelled*	*Cost*
Countywide ADA Compliance			39,049
1	Health - SLO - Install Public Health ADA Compliant Door Operator	COMPLETE	
2	Health - Grover Beach - Construct ADA Complaint Reception Counter	COMPLETE	
Countywide Department Relocations			76,838
3	Human Resources - SLO - Office Reconfiguration	COMPLETE	
4	BOS- SLO-Rorganize Supervisor Elect Arnold's Office	COMPLETE	
Countywide Energy and Water Conservation			1,771
5	General Government - SLO - Downtown Campus Energy Audit	COMPLETE	
Countywide Library Renovations			87,950
6	Arroyo Grande - Repair Parking Lot Stairway	COMPLETE	
7	SLO-Repair City/County Library Restroom	COMPLETE	
Countywide Maintenance Projects			228,640
8	Public Health - SLO - Repair Lab Plumbing and HVAC	COMPLETE	
9	Airports-SLO-CB&I Septic Field Expansion	COMPLETE	
10	GSA-IT - Cuesta Peak - Replace HVAC	COMPLETE	
11	Sheriff - COC - Install Honor Farm Fire Alarm Components	COMPLETE	
12	Sheriff - COC - Repair Sheriff Administration Doors	COMPLETE	
13	Health - SLO - Repair Health Campus Building Sewer	COMPLETE	
14	Sheriff - COC - Replace West Housing Control Carpet	COMPLETE	
15	Gen Govt - Various - Countywide Elevator Maintenance Audit	COMPLETE	
16	Sheriff - COC - Install HF SFM required Emergency/Exit Lighting	COMPLETE	
17	Gen Govt - SLO - Replace NGC Treasurer/Tax Collector's West Window	COMPLETE	
18	Gen Govt - SLO - Replace NGC DWP Co	COMPLETE	

Completed Countywide Projects: FY 2012-13

	Project Description	*Completed or Cancelled*	*Cost*
19	Sheriff - COC - Upgrade West Housing Intercom and Access Electronics	COMPLETE	
20	Health - SLO - Remove Health Campus Sewer Lateral and Acid Neutralization Tank	COMPLETE	
21	Gen Govt - Various - Install No Smoking Signs	COMPLETE	
22	Sheriff - COC - Replace Honor Farm Cooler Floors	COMPLETE	
23	Sheriff - COC-Upgrade West Housing Unit 500 Intercom and Access Electronics	COMPLETE	
24	GSA-IT - Rocky Butte - Repair Damaged Fencing	COMPLETE	
Parks - East County - Park Maintenance			19,450
25	CW Clarke Pool Deck Surface	COMPLETE	
26	Biddle Park Restroom Roof	CANCELLED	
Parks - North County - Park Maintenance			24,850
27	Heilmann Park Tennis Courts Resurfacing	COMPLETE	
Parks - South County - Park Maintenance			138,559
28	Nipomo Park Paving	COMPLETE	
		Total:	617,107