

# Capital Improvements Program Guide to the Capital Improvement Projects

## Guide to the Capital Improvement Projects

The CIP project pages are designed to provide accurate and informative financial and logistical information for projects. All active projects as of June 2017 are included in addition to new projects scheduled to begin in Fiscal Year 2018. Within the Capital Improvement Projects section, CIP project pages are organized by asset managing department, then alphabetically by project title. Refer to the Indexes beginning on page 555 to locate a specific project page.

Each asset-owning department section begins with a Budget Narrative which introduces the department and highlights Fiscal Year 2017 accomplishments and Fiscal Year 2018 goals. Following the narrative is an alphabetical list of the department's projects including budgeted amounts and total project cost.

### Preliminary Engineering

The Preliminary Engineering projects are still in the planning phase of developing scope, schedule, and project cost, and will be converted to other project types once preliminary engineering is complete. Preliminary Engineering projects are located after each Department's Budget Narrative and before the start of the rest of the Department's project pages.

#### Building 619 at NTC - Rec Center / P18000

**Priority Category: Low**

**Priority Score: 53**

Expenditure by Funding Source					
Fund Name	Fund No	Exp/Enc	Con Appn	FY 2018	Project Total
MidwayPacific Hwy Urban Comm	400115	\$ -	\$ -	\$ 1,170,000	\$ 1,170,000
<b>Total</b>		\$ -	\$ -	\$ 1,170,000	\$ 1,170,000

### Project Attributes

#### Fire-Rescue

Children's Pool Lifeguard Station / S00644

**Council District:** 1  
**Community Plan:** La Jolla  
**Project Status:** Continuing  
**Duration:** 2000 - 2018  
**Improv Type:** Replacement

Bldg - Pub Safety - Lifeguard Stations

**Priority Score:** 93  
**Priority Category:** High  
**Contact Information:** Grani, Jason  
 619-533-7525  
 jgrani@sandiego.gov

### Department, Project Title, and Project Number

The department listed is the department that will be responsible for operating or maintaining the asset once complete. Each department's CIP is organized by project title. The project's title and unique identification number are listed below the department name. Due to character restrictions, the Capital Improvement Program uses a standard set of abbreviations in the project's title; some of which can be found in **Table 1** below:

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**Table 1: Project Title Abbreviations**

Full Description	Abbreviation	Full Description	Abbreviation
Abestos Concrete	AC	Neighborhood Park	NP
Canyon	Cyn	Open Space	OS
Community Park	CP	Pipeline	PL
Concrete	CRC	Pump Station	PS
Ductile Iron	DI	Regional Park	RP
Golf Course	GC	Steel	STL
Maintenance Assessment District	MAD	Water Treatment Plant	WTP
Mini Park	MP		

Additionally, the first character of the project number indicates the type of project. The following list describes the characteristics of each type of project:

*A: Annual Allocation* - These projects provide for ongoing repair and replacement requiring funding on an annual basis. Individual projects funded by an annual allocation are typically smaller projects that are expected to be completed in a short time frame. The funding information provided for annual allocation projects aggregates all funding in existing sub-projects and will fluctuate as individual projects are completed and new projects are added.

*L: Large* - These projects are a combination of multiple assets into a single project in order to achieve efficiencies. Each individual asset will be capitalized as that portion of the project is completed. As a result, the total estimated project cost will be reduced as each asset is completed.

*P: Preliminary Engineering* - These projects are still in the planning phase of developing scope, schedule, and project cost. Projects will be converted to other project types once preliminary engineering is completed.

*RD: Reimbursement to Developer* - These projects allocate funding to reimburse developers for projects privately constructed in accordance with approved financing plans or other regulatory documents.

*S: Standalone* - These projects are typically limited to a single asset and may be of any size and duration.

## **Project Type**

Project Types are a more specific manner of categorizing the type of improvement provided by each project. A complete listing of Project Types is available on page 61. On the project pages, the Project Type is listed to the right of the Project Title and Number. Some Project Types, such as Buildings, are used in several departments.

## **Council District**

This identifies the City Council District in which a project is located. Projects that have a Citywide impact or are outside the City limits are also noted. For a map of all Council Districts, refer to the Community Planning section beginning on page 75.

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## Community Plan

This component lists affected community planning area(s). Projects that have a Citywide impact or are outside the City limits are also noted. For additional information on community planning areas, refer to the Community Planning section beginning on page 75.

## Project Status

The Project Status serves as an indicator of project progress. Below is a description of these statuses:

*New* - This indicates that the project is newly established as part of the Fiscal Year 2018 Adopted Budget.

*Continuing* - This indicates that the project was initiated in Fiscal Year 2017, or in a prior year, and is currently in progress.

*Warranty* - This indicates that the project is technically completed and the asset has been put into service but has not yet been closed.

*Underfunded* - This indicates that the project is on hold due to lack of funding.

## Duration

Duration is the estimated starting and ending fiscal years for each project.

## Improvement Type

This component describes the project's impact on existing assets. A project may provide betterment, expansion, replacement, or widening of an existing City asset, or may result in a new asset to the City.

## Priority Score

Projects are scored to establish an objective process for ranking CIP projects. Project scores range from 0-100. Projects that were in construction or had completed construction as of Fiscal Year 2012 have not been scored and are noted as not applicable (N/A). Annual allocation projects are noted as Annual and are not scored. For additional information, refer to the Prioritization Policy section beginning on page 49.

## Priority Category

The priority category indicates if the project is scored within the upper one-third (High), middle one third (Medium), or lower one-third (Low) of the priority scores within the same major asset type category. Projects that were in construction or had completed construction as of Fiscal Year 2012 have not be categorized and are noted as not applicable (N/A). Annual allocation projects are categorized as Annual. For additional information, refer to the Prioritization Policy section beginning on page 49.

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## Contact Information

This provides the name, phone number, and e-mail address of the project manager or designated point of contact, at the time of publication.

## Project Description

**Description:** This project provides for a new lifeguard station and family restroom at the Children's Pool in La Jolla.

**Justification:** The previous Lifeguard Tower structure was no longer safe and has been abandoned. It did not meet the current or future needs of Lifeguard Services. It did not provide adequate safety to the employees, and can no longer keep up with the growing community of La Jolla and the larger number of visitors every year. The scope of this project is also to remodel the existing public restrooms facilities.

**Operating Budget Impact:** Personnel expenses increased by approximately \$182,500 annually during construction only. Maintenance costs for the new facility are expected to increase by approximately \$5,000 annually due to the increased square footage of the new facility.

**Relationship to General and Community Plans:** This project is consistent with the La Jolla Community Plan and is in conformance with the City's General Plan.

**Schedule:** Conceptual design has been completed and approved. Construction began in Fiscal Year 2014 and was completed in Fiscal Year 2017. The warranty phase of this project will be completed in Fiscal Year 2018.

**Summary of Project Changes:** In Fiscal Year 2017, the City Council authorized the appropriation of \$115,782 in additional funding to complete the project. The project schedule has been updated for Fiscal Year 2018. This project is complete and will be closed by the end of the fiscal year.

## Description

This component provides a brief statement explaining what the project is, where it is located, and its impact on the surrounding neighborhood(s).

## Justification

This component explains why a project is needed and describes any legal requirements for the project, including State or federal mandates.

## Operating Budget Impact

This component describes any ongoing operating expenses anticipated upon completion of the project and the impact on the City's operating budget. An Operating Budget Impact table may be included to provide additional detail and is described later in this section. Operating budget impacts include additional funding requirements to support both the operation and maintenance of the building, facility, park, or other infrastructure once it is put into service.

## Relationship to General and Community Plans

This component indicates whether a project is consistent with the affected community plan(s) and is in conformance with the City's General Plan. Additional information can be found in the Community Planning section beginning on page 75.

## Schedule

This component describes the anticipated project timeline and includes the years when design, construction, and other phases are expected to begin and end.

## Summary of Project Changes

This component explains any changes that have occurred since publication of the Fiscal Year 2017 Adopted Budget. Changes may have resulted from modifications to the project scope, City Council action to modify funding (resolutions and/or ordinances), updated total project cost estimates, and changes in project schedule.

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## Project Funding

### Expenditure by Funding Source Table

This table lists the funding sources, expended/encumbered amounts, continuing appropriations, and an estimated budget timeline through project completion. The total estimated project cost includes project activity since inception through current and future fiscal years. Descriptions of common funding sources for the CIP can be found in the Funding Sources section beginning on page 67.

Expenditure by Funding Source												
Fund Name	Fund No	Exp/Enc	Con Appn	FY 2018	FY 2018 Anticipated	FY 2019	FY 2020	FY 2021	FY 2022	Future FY	Unidentified Funding	Project Total
Capital Outlay Fund	400002	\$ 121,646	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,646
Deferred Maint Revenue 2009A-Project	400624	927,819	-	-	-	-	-	-	-	-	-	927,819
Deferred Maintenance Revenue 2012A-Project	400848	707,942	-	-	-	-	-	-	-	-	-	707,942
CIP Contributions from General Fund	400265	546,202	2,546	-	-	-	-	-	-	-	-	548,747
La Jolla Urban Comm	400123	700,000	-	-	-	-	-	-	-	-	-	700,000
PFPA Lease Revenue Bonds 2015B-Projects	400859	292,897	38,236	-	-	-	-	-	-	-	-	331,133
PFPA Lease Revenue Bonds 2015B-Project	400860	-	50,000	-	-	-	-	-	-	-	-	50,000
PFPA Lease Revenue Refunding Bonds 2013A - Project	400853	896,733	-	-	-	-	-	-	-	-	-	896,733
PFPA-FLSF 2002B-Const.	400157	95,586	-	-	-	-	-	-	-	-	-	95,586
TOT Coastal Infrastructure CIP Fund	200212	120,000	-	-	-	-	-	-	-	-	-	120,000
<b>Total</b>		<b>\$ 4,408,629</b>	<b>\$ 119,782</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,528,607</b>

*Expended and Encumbered (Exp/Enc)* - Projects initiated prior to Fiscal Year 2018 may have incurred expenditures and encumbrances in a prior fiscal year. Amounts shown include all funds that have been expended in the project, as well as any contractual or other obligations, as of June 30, 2017. The expended and encumbered amount is cumulative since project inception.

*Continuing Appropriations (Con Appn)* - Funding budgeted prior to Fiscal Year 2018, but not yet expended or encumbered, is reflected as continuing appropriations. Continuing appropriations are a cumulative amount of unexpended and unencumbered budget since project inception through June 30, 2017.

*FY 2018* - This is the amount of funding approved in the Fiscal Year 2018 Adopted CIP Budget. This amount, as approved by City Council, is included in the annual Appropriations Ordinance, which gives the City the authority to expend from the capital improvement project.

*FY 2018 Anticipated* - Funding that is uncertain to be received during Fiscal Year 2018 is reflected as anticipated funding. Anticipated funding may include sources, such as grants and donations, that require additional City Council approval prior to budgeting, or that are unpredictable revenue streams, such as land sale proceeds. The City is not legally bound to any Fiscal Year 2018 Anticipated funding because it is not included in the annual Appropriations Ordinance.

*Outlying Fiscal Years* - Projects that will extend beyond Fiscal Year 2018 may include future year cost estimates based on project scheduling and projected funding availability. The City is not legally bound to any projections made beyond Fiscal Year 2018 because they are not included in the annual Appropriations Ordinance. Revisions and refinements of project scope, cost estimates, scheduling, and funding may affect the unidentified funding estimate.

*Unidentified Funding* - This reflects the portion of the total estimated project cost for which a funding source has not yet been identified. This amount is based upon the current estimated total

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project cost and funding schedule. Revisions and refinements of project scope, cost estimates, scheduling, and funding may affect the unidentified funding estimate.

*Project Total* - The project total by funding source is an estimate of the total project cost from project inception through the current and future fiscal years, to project completion.

### Operating Budget Impact Table

The Operating Budget Impact table provides estimated operational and maintenance costs that will be incurred upon completion of the project. This table supports the Operating Budget Impact description that was discussed earlier in this section. Not every published project will have an Operating Budget Impact table. This data is required for any project with anticipated impacts to a department's operating budget within the next five fiscal years. Operating budget impacts are provided for each impacted department and fund.

Operating Budget Impact						
Department - Fund		FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
<b>Fire-Rescue - GENERAL FUND</b>	<b>FTEs</b>	0.00	0.00	0.00	0.00	0.00
	<b>Total Impact \$</b>	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000

*Full-time Equivalents (FTEs)* - The decimal equivalent of the number of positions required to be added to the budget to operate and maintain the asset.

*Total Impact* - The estimated amount of personnel and non-personnel expenses required to be added to the budget to operate and maintain the asset upon completion, net of any additional anticipated revenue. Personnel expenses are expenditures related to employee compensation including salaries and wages, fringe benefits, retirement, and special pays such as shift differentials. Non-personnel expenses are expenditures related to supplies and services, information technology, energy, utilities, and outlay.

### Unfunded Needs List

The Unfunded Needs List for each department provides a summary of projects with insufficient funding to complete an active project. Projects are listed by the percent of the project that is unfunded and include the total estimated project cost, unidentified funding amount, and the percent of the project that is unfunded. Also included is a brief description of the project and what components are unfunded. Unfunded Needs Lists follow the project pages within each department's section. For a complete list of all projects with unfunded needs, refer to page 72.

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## Fire-Rescue

## Unfunded Needs List

Project	Project Total	Unidentified Funding	Percent Unfunded	Description
Fire Station No. 22 - Point Loma / S00787	\$ 9,763,161	\$ 200,000	2.0%	The project provides for the demolition of an existing station and reconstruction of a new station. Funds needed for revised requirements have not yet been identified.
Fire Station No. 17 - Mid-City / S00783	10,328,624	300,000	2.9%	This project provides for reconstructing the 50-year-old fire station at 4206 Chamoune Avenue in the Mid-City area. Construction phase is currently unfunded.
Fire Station No. 15 - Ocean Beach Expansion / S13011	850,000	160,000	18.8%	The project provides for the expansion of the existing fire station, increased construction costs are currently unfunded.
Fire-Rescue Air Operations Facility / S15012	12,500,000	10,601,919	84.8%	This project provides for the program, design and reconstruction of a current facility owned by Montgomery-Gibbs Executive Airport for the use by Air Ops. Currently the improvement funding is unidentified.
Home Avenue Fire Station / S14018	12,330,000	10,530,000	85.4%	This project will provide for a new fire station to serve the City Heights community. Funds needed for design and construction have not yet been identified.
North Pacific Beach Lifeguard Station / S10119	7,267,870	6,319,967	87.1%	This project provides for a permanent Lifeguard Station in North Pacific Beach. Funding for construction is unidentified.
Fire Station No. 39 Replacement / S17002	9,370,000	8,520,000	90.9%	This project would provide for the replacement of existing fire station #39, located at 4949 La Cuesta Drive. Funding for replacement of the facility is currently unidentified.
Fire Station No. 07 - Barrio Logan / S15013	12,000,000	11,150,000	92.9%	This project provides for the program, design and construction of a new fire station, demolition of the old station and design and assembly of a temporary fire station. Design and construction phases are currently unfunded.
Fire Station No. 51 - Skyline Hills / S14017	13,312,000	12,812,000	96.2%	This project provides for an additional station to be built at 7180 Skyline Drive to better serve the growing community of Skyline/Paradise Hills. Construction phase is currently unfunded.
College Area Fire Station / S16015	12,000,000	11,730,000	97.8%	This project will result in a new Fire Station to serve the College Community area. Design and construction phases are currently unfunded.
Fire Station No. 54 - Paradise Hills / S00785	13,300,000	13,216,346	99.4%	This project provides for a new station in the Paradise Hills area to serve the Paradise Hills/Skyline area of San Diego. Design and construction phases are currently unfunded.
Ocean Beach Lifeguard Station / S10121	6,000,000	5,989,753	99.8%	This project provides for the Ocean Beach Station located at 1950 Abbott Street. Design and construction phases are currently unfunded.
<b>Total - Fire-Rescue</b>		<b>\$ 91,529,985</b>		



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