

Capital Improvements Program

TIMELINE & LOGISTICS GUIDANCE DOCUMENT

The Capital Improvements Program (CIP) is the long-range plan for all individual capital improvement projects and their funding sources. CIP Projects are unique construction projects that provide improvements or additions such as land, buildings, and infrastructure¹. These projects help enhance the quality of life for San Diego communities, and residents may be interested to know when to expect new improvements. This document is meant to provide residents with a high-level estimation of how long it can be expected for different types of projects to begin construction after they have been included in the annual budget and funding is received. Projects vary greatly based on asset type(s), complexity, scope, size, location, etc. To provide standard timelines for different types of CIP projects, we've separated them into four categories:

- Utility Pipelines
- Parks
- Facilities
- Transportation

Utility Pipelines

The City of San Diego maintains water, wastewater, and storm drain pipelines. A pipeline project takes approximately three years from receiving initial funding to the award of the construction contract. This timeline is based on a thorough and comprehensive design process, ensuring the highest quality for the project. However, many factors can affect the schedule. An approximate three-year timeline includes preliminary engineering, site survey, development of engineering plans and specifications, advertising, and project award to a contractor. These are all significant activities that take place during the design stage of a project and before construction can begin. This timeline assumes that the project will be designed by City staff, be delivered using the design-bid-build methodology, be California Environmental Quality Act exempt, not require any permits (site development, Caltrans, etc.), not

require land acquisition, and be scoped to result in the replacement of approximately 1 mile of pipeline.

Parks

The Parks and Recreation Department, with its extensive oversight, manages over 42,400 acres of developed parks, open space, underwater parks, and golf courses. There are two goals of capital improvement projects that need to be considered separately concerning park projects.

One goal is to improve existing parks. Assuming community outreach has been completed per Council Policy 600-33, the General Development Plan (GDP), which outlines the long-term vision for the park, does not need to be amended, a consultant will be hired to perform design activities, and construction will be delivered via design-bid-build methodology, existing park improvements take an estimated 2 years from initial funding to the award of a construction contract. Community involvement and feedback are essential during the project initiation process, and the Engineering & Capital Projects Department values this contribution to our community's development.

Projects to build *new* parks will complete the project initiation, design, and award of the construction contract in approximately three years. This also assumes an approved GDP. The GDP is a crucial document that outlines the long-term vision and development strategy for the park. Often, parks will start as preliminary engineering projects, also called P-projects, to draft a GDP and determine the project's scope along with a high-level schedule and cost estimate. This process should also determine the project's permitting and land acquisition needs, if any. The process of drafting a GDP and getting it approved is conducted under the P-Project activity and takes a minimum of eighteen months to complete.

Facilities

Many types of City-owned facilities need to be built or expanded. These include libraries, police and fire stations, office space, recreation centers, etc. Like parks, both new facilities and improvements to existing facilities will be considered for project implementation. Assuming that the facility is exempt from the Zero Emissions Municipal Buildings and Operations Policy³ (ZEMBOP), the design will be performed by a consultant, and the project will be delivered via the design-bid-build methodology, improvements to existing facilities take approximately two years from initial funding to construction contract award. For *new* facilities the timeline to complete similar processes is estimated to require four-years to complete. This is due in part to the additional permits required for new construction.

Transportation

The final project category is for transportation assets, which include roadways, streetlights, traffic signals, and sidewalks just to name a few. Design typically takes approximately one year for improvements to existing facilities such as street resurfacing, sidewalk replacement, or Americans with Disabilities Act (ADA) upgrades. This assumes projects are designed by City staff and delivered via the design-bid-build methodology. For *new* transportation assets such as new sidewalks, roundabouts, medians, or street widening or reconstruction, preconstruction activities take an estimated two years to complete.

For all project types, there are many factors beyond funding availability that can affect a project's delivery schedule. Projects that require consultant design support, private utility relocations, adherence to ZEMBOP, CEQA, NEPA, or other permits will take an additional six months to 1 year to complete. In some cases, permits can take over two years to obtain. If land or easement acquisition is needed, project duration can be extended up to 2 years. Even after a project's design activities have been completed, bid protests can delay the start of construction by six months or more. The chosen project delivery, or construction contracting, method will also impact the time it takes to begin construction activities. If a Job Order Contract (JOC) is used instead of the design-bid-build delivery, it can save six to eight weeks in the delivery timeline. Projects could also utilize the design-build delivery method. This allows portions of the design to take place concurrently with construction thereby accelerating the time to start construction by 1-2 years. This cannot be used for all projects because it requires that all permits and environmental clearances are obtained and full project funding is available at the onset. The most typical construction delivery method employed in the CIP is the design-bid-build method, which on average takes approximately 6 months for the advertise and award process to be completed.

Each project in the CIP program is unique and comes with its own challenges and opportunities. Understanding the timelines for various Capital Improvement Projects provides valuable insight into how these enhancements are scheduled and managed, helping residents anticipate and appreciate the ongoing efforts to improve San Diego's infrastructure and public spaces.