

Capital Improvements Program

Guide to the Budget

In order to showcase those projects that are funded and have work in progress, the Fiscal Year 2012 Adopted Capital Improvements Program (CIP) Budget incorporates project pages for all existing and new projects with funding expended, encumbered, continued from prior years, or proposed to be added in the Fiscal Year 2012 budget. The multi-year CIP currently incorporates five fiscal years of data plus an aggregate column of funding for Fiscal Year 2017 and beyond. However, there are many projects that are not scheduled to begin subsequent phases for several years and may undergo changes in scope or schedule before they begin. As a result, schedule and cost data estimates will be revised as projects progress. In addition, projects lacking identified funding for project completion are listed in the departments' Unfunded Needs List.

Schedules

The CIP schedules summarize the funding sources and spending areas of capital improvement projects. These are presented in the Financial Summary section.

Schedule I: Fiscal Year 2012 Capital Improvement Projects by Fund

This schedule displays projects with adopted budgets for Fiscal Year 2012 by fund. Projects are listed alphabetically by project title within each fund. Only the Fiscal Year 2012 Adopted Budget amounts, as approved by City Council, are provided. In addition, the asset-owning department and project type are listed. Projects with multiple funding sources may be displayed multiple times within this schedule. For additional information on the adopted budget, refer to the Fiscal Year 2012 Adopted Budget Summary section.

Schedule I: Fiscal Year 2012 Capital Improvement Projects by Fund

Fund and Project	Department	Project Type	FY2012 Adopted
Balboa Park Golf Course CIP Fund			
Balboa Park Golf Course / AEA00002	Park & Recreation	Golf Courses	\$ 300,000
Total Balboa Park Golf Course CIP Fund			\$ 300,000
Brown Field Special Aviation			
Brown Field / AAA00002	Airports	Airport Assets	\$ 1,371,531
Brown Field Electrical Upgrade / S00773	Airports	Airport Assets	24,260
Total Brown Field Special Aviation			\$ 1,395,791

Schedule II: Capital Improvements Program by Funding Source

This schedule summarizes the CIP by funding source types. In addition to the Fiscal Year 2012 Adopted Budget, previously approved funding and future funding needs are included to provide a summary of the multi-year CIP. For additional information on CIP funding, refer to the Funding Sources section.

Schedule II: Capital Improvements Program by Funding Source

Funding Source	Expended/Encumbered	Continuing Appropriations	FY2012 Adopted	FY2012 Anticipated	Future Fiscal Years	Unidentified Funding	Funding Source Total
Airport Funds	2,467,228	3,956,756	3,410,510	-	16,140,140	-	25,974,634
Bond Financing	5,832,808	0	-	-	-	-	5,832,808
Capital Outlay - Land Sales	22,786,598	31,727,670	-	-	-	-	54,514,268
Capital Outlay - Other	5,890,370	137,139	-	-	-	-	6,027,509
Capital Outlay - Police Decentralization Land Sales	-	-	1,822,864	-	-	-	1,822,864
Concourse & Parking Garages Operating Fund	6,946	443,054	100,000	-	-	-	550,000
Deferred Capital Projects Bonds	68,590,117	34,407,883	300,000	100,000,000	400,425,000	-	603,723,000
Developer Funding	13,088,394	849,038	836,000	-	4,620,000	-	19,393,432
Development Impact Fees	36,080,675	21,503,932	8,182,500	-	477,000	-	66,244,106

Capital Improvements Program

Guide to the Budget

Schedule III: Capital Improvements Program by Project Type

This schedule summarizes the CIP by project type with subtotals for major asset type categories. In addition to the Fiscal Year 2012 Adopted Budget, previously approved funding and future funding needs are included to provide a summary of the multi-year CIP.

Schedule III: Capital Improvements Program by Project Type

Project Type	Expended/Encumbered	Continuing Appropriations	FY2012 Adopted	FY2012 Anticipated	Future Fiscal Years	Unidentified Funding	Project Type Total
Airport Assets							
Airport Assets	\$ 5,826,385	\$ 8,785,042	\$ 3,410,510	\$ -	\$ 16,140,140	\$ -	\$ 34,162,077
Airport Assets Total	\$ 5,826,385	\$ 8,785,042	\$ 3,410,510	\$ -	\$ 16,140,140	\$ -	\$ 34,162,077
Buildings							
Bldg - Community Centers	\$ 243,737	\$ 18,642	\$ -	\$ -	\$ -	\$ -	\$ 262,379
Bldg - Libraries	192,952,944	5,605,831	700,000	32,512,092	15,000,000	93,832,374	340,603,240
Bldg - MWWWD - Administration Struct	2,951,671	944,152	-	-	84,697,887	-	88,593,710

Schedule IV: Capital Improvement Projects by Department

This schedule displays all existing projects, new projects proposed for Fiscal Year 2012, and projects scheduled to begin in a future fiscal year. Projects are ordered by department and alphabetically by project title. In addition to the Fiscal Year 2012 Adopted Budget, previously approved funding and future funding needs are included to provide a summary of the multi-year CIP.

Schedule IV: Capital Improvement Projects by Department

Department and Project	Expended/Encumbered	Continuing Appropriations	FY2012 Adopted	FY2012 Anticipated	Future Fiscal Years	Unidentified Funding	Project Total
Airports							
Brown Field / AAA00002	\$ 744,716	\$ 2,044,784	\$ 1,371,531	\$ -	\$ 6,857,655	\$ -	\$ 11,018,687
Brown Field Electrical Upgrade / S00773	2,589,520	134,499	24,260	-	-	-	2,748,279
Montgomery Field / AAA00001	1,270,579	5,614,021	1,796,497	-	8,982,485	-	17,663,582
Montgomery Field NW Heliport / S00679	562,011	1,002,038	-	-	-	-	1,564,049
Montgomery Field Rehabilitation / S00680	659,558	(10,300)	218,222	-	300,000	-	1,167,480
Airports Totals	\$ 5,826,385	\$ 8,785,042	\$ 3,410,510	\$ -	\$ 16,140,140	\$ -	\$ 34,162,077

Schedule V: Capital Improvement Projects Priority Scores

This schedule displays priority scores and categories for all existing, new, and future projects. Projects are organized by major asset type category in descending Priority Score order. The asset-owning department and specific project type are also listed. For more information on the project prioritization process, refer to the Prioritization Policy description in the Program Overview section.

Schedule V: Capital Improvement Projects Priority Scores

Project	Project Type	Department	Priority Score	Priority Category
Airport Assets				
Montgomery Field Rehabilitation / S00680	Airport Assets	Airports	100	Medium
Brown Field Electrical Upgrade / S00773	Airport Assets	Airports	N/A	N/A
Montgomery Field NW Heliport / S00679	Airport Assets	Airports	N/A	N/A
Brown Field / AAA00002	Airport Assets	Airports	Annual	Annual
Montgomery Field / AAA00001	Airport Assets	Airports	Annual	Annual
Buildings				
Children's Pool Lifeguard Station / S00644	Bldg - Pub Safety - Lifeguard Stations	Fire-Rescue	93	High
La Jolla Cove Lifeguard Station / S00792	Bldg - Pub Safety - Lifeguard Stations	Fire-Rescue	93	High
Fire Station No. 45 - East Mission Valley / S00688	Bldg - Pub Safety - Fire Fac / Struct	Fire-Rescue	92	High
PS2 Power Reliability & Surge Protection / S00312	Bldg - MWWWD - Pump Stations	Public Utilities	90	High

Capital Improvements Program Guide to the Budget

Schedule VI: Capital Improvement Projects Unfunded Needs

This schedule displays a list of all existing, new and future projects with insufficient funding to complete the project. In addition to the amount of unidentified funding, the total estimated project cost is provided along with the percent of the project that is unfunded. Projects are sorted from lowest to highest unidentified funding percent. For information on the components of the project that are unfunded, refer to the Unfunded Needs List at the end of each department subsection in the Capital Improvement Projects section.

Schedule VI: Capital Improvement Projects Unfunded Needs

Project	Department	Project Total	Unidentified Funding	Percent Unfunded
Black Mountain Ranch Community Park / S00639	Park & Recreation	\$ 17,895,441	\$ 200,000	1.1%
La Jolla Village Drive and Regents Road / S00867	Transportation & Storm Water	1,370,900	90,900	6.6%
Windwood II Mini Park Play Area Upgrades / S11017	Park & Recreation	523,775	42,917	8.2%
West Mission Bay Drive Bridge Over San Diego River / S00871	Transportation & Storm Water	113,386,823	12,257,190	10.8%
Palisades Park Comfort Station Replacement / S10026	Park & Recreation	345,000	45,000	13.0%
Resurfacing of City Streets / AID00005	Transportation & Storm Water	289,167,776	42,000,000	14.5%
Home Avenue Park / S00673	Park & Recreation	3,800,000	600,000	15.8%

Project Pages

The CIP project pages are designed to provide accurate and informative financial and logistical information for projects. All ongoing projects as of June 2010 are included in addition to new projects scheduled to begin in Fiscal Year 2012. Project pages are located in the Capital Improvement Project section and are organized by asset-owning department. Refer to the Indexes at the back of this book to locate a specific project page.

Project Attributes

Fire-Rescue

Bldg - Pub Safety - Fire Fac / Struct

Fire Station No. 45 - East Mission Valley / S00688

Council District: 6

Priority Score: 92

Community Plan: Mission Valley

Priority Category: High

Project Status: Released

Contact Information: Garcia, Alex

Duration: 1994 - 2012

619-533-4640

Improv Type: New

agarcia@sandiego.gov

Department and Project Type

The department listed is the operating department that will be responsible for operating or maintaining the asset once complete. Each department's CIP is organized by project type. Project types are a more specific manner of categorizing the kind of improvement provided by each project. For a complete listing of all project types, refer to Schedule III in the Financial Summary section. In the project pages, the project type is listed below the department name. Some project types, such as Buildings, are used in several departments.

Project Title and Number

The project's title and unique identification number are listed to the right of the project type. The first character of the project number indicates the kind of project. The following list describes the characteristics of each kind 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 timeframe. 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.

Capital Improvements Program

Guide to the Budget

F: Future – These projects are anticipated to begin in a future fiscal year. Future projects do not have a project page but are listed in the schedules in the Financial Summary section. If the project is partially or fully unfunded, it will also appear in the asset-owning department's Unfunded Needs List. Once budgeted, the future project will be assigned a new project number and a project page will be published.

L: Large/Phase Funded - 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.

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

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.

Council District

This identifies the City Council District (1-8) 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.

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.

Project Status

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

Created – This indicates that the project has been identified and funding has been appropriated but activity has not begun on the project.

Released – The project is in progress.

Technically Complete – The project is primarily completed and the asset has been put into service.

Closed – The project has been completed and the asset has been capitalized. Closed projects are not included in the CIP budget.

Duration

The estimated starting and ending fiscal years are provided 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.

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.

Priority Score

Projects are scored to establish an objective process for ranking CIP projects. Project scores range from 0-100. Projects that are in construction or have completed construction have not been scored and are noted as not applicable (N/A). Annual allocation projects are noted as Annual and are not

Capital Improvements Program

Guide to the Budget

scored. For additional information, refer to the Prioritization Policy description in the Program Overview section and Schedule VI in the Financial Summary section.

Priority Category

The priority category indicates if the project is scored within the upper third (High), middle third (Medium), or lowest third (Low) of the priority scores within the same major asset type category. Projects that are in construction or have completed construction 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 description in the Program Overview section and Schedule VI in the Financial Summary section.

Project Description

Description: This project provides for an updated fire station in Mission Valley. The station will accommodate up to 17 personnel, two engines, one aerial truck, two hazardous material apparatus, one paramedic ambulance, and one Battalion Chief vehicle. This is one of 12 projects included in the Fire Rescue Facility Improvement Program approved by the Mayor and City Council on February 27, 2001 per Council Resolution R-294609 and amended by the Mayor and City Council on April 16, 2002 per Council Ordinance O-19054.

Justification: A fire station is needed to serve the Mission Valley community. This project is consistent with City Council policy to meet response time guidelines.

Operating Budget Impact: Staffing and maintenance costs for the temporary facility are reflected in the Fire-Rescue Department's Fiscal Year 2012 Final Budget. The operation of the permanent facility will require additional positions equivalent to \$1,777,898 per year if the facility is fully staffed in Fiscal Year 2014. Non-personnel costs to operate a new station are approximately \$300,000. These funds will need to be added permanently to the Fire-Rescue budget after the project is complete. A new truck will also need to be purchased, with an estimated cost of \$1.3M. The truck's purchase will require \$1.3M funds to be added to the Fire Rescue budget only in the first year.

Relationship to General and Community Plans: This project is in conformance with the City's General Plan; however, the Mission Valley Community Plan does not currently provide for this project. An amendment to the Community Plan may be required prior to implementation of this project.

Schedule: Design is scheduled to be completed in Fiscal Year 2012. Construction is scheduled to begin when the remainder of funding is identified. A temporary facility for one engine company is located in the QUAL-COMM Stadium parking lot. The construction schedule for the permanent facility will be revised when additional funding is identified.

Summary of Project Changes: This project received \$3 million in Development Impact Fees (DIF) made available via the Mission Valley Public Facilities Financing Plan. The revenue source for the remainder of construction of the permanent facility is unidentified, contingent upon future bond financing.

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. The Operating Budget Impact table 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 opened.

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.

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 2011 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.

Capital Improvements Program

Guide to the Budget

Project Funding

Expenditure by Funding Source Table

This table lists the amounts, funding sources, and 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.

Expenditure by Funding Source												
Fund Name	Fund No	Exp/Enc	Con Appn	FY 2012	FY 2012 Anticipated	FY 2013	FY 2014	FY 2015	FY 2016	Future FY	Unidentified Funding	Project Total
Del Mar Mesa FBA	400089	452,434	513,066	0	0	0	0	0	0	0	0	965,500
Pacific Highlands Ranch FBA	400090	7,370,089	3,911	0	0	0	0	0	0	0	0	7,374,000
Torrey Highlands	400094	855,500	0	0	0	0	0	0	0	0	0	855,500
Total		8,678,023	516,977	0	0	0	0	0	0	0	0	9,195,000

Expended and Encumbered (Exp/Enc) – Projects initiated prior to Fiscal Year 2012 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 2010. The expended and encumbered amount is cumulative since project inception.

Continuing Appropriations (Con Appn) – Funding budgeted prior to Fiscal Year 2012 but not yet expended or encumbered is reflected as continuing appropriation amounts. Continuing appropriations are a cumulative amount of unexpended and unencumbered budget since project inception through June 2010.

Fiscal Year 2012 – This is the amount of funding approved for the Fiscal Year 2012 CIP Budget. This amount, as approved by City Council, is included in the annual Appropriation Ordinance, which gives the City the authority to expend from the capital improvement project.

Fiscal Year 2012 Anticipated – Funding that was uncertain to be received at the time the budget was prepared but may be appropriated during Fiscal Year 2012 is reflected as anticipated funding. Anticipated funding may include sources, such as grants, 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 2012 Anticipated funding because it is not contained in the annual Appropriation Ordinance.

Outlying Fiscal Years – Projects that will extend beyond Fiscal Year 2012 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 2012 because they are not contained within the annual Appropriation 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 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.

Capital Improvements Program Guide to the Budget

Operating Budget Impact Table

This 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 the operating budget within the next five fiscal years. Amounts are provided for each impacted department and fund.

Operating Budget Impact						
Department - Fund		FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Fire-Rescue - GENERAL FUND	FTEs	0.00	6.50	6.50	6.50	6.50
	Total Impact	0	3,377,898	2,077,898	2,077,898	2,077,898

Full-time Equivalent (FTE) – 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 wages and salaries, 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 the project. Projects are organized by project type 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 Schedule VI in the Financial Summary section.

Fire-Rescue

Unfunded Needs List

Project	Project Total	Unidentified Funding	Percent Unfunded	Description
Bldg - Pub Safety - Fire Fac / Struct Fire Station No. 01 - Downtown / S00786	6,317,116	5,800,000	91.8%	This project provides for asbestos removal, dormitory remodel and a new exhaust extraction system at the fire station located at 1222 First Avenue in Downtown. The total estimated project cost of \$6.3 million includes an unfunded amount of \$5.8 million that would be used for reconstruction.