

Capital Improvements Program

Guide to the Capital Improvement Projects

The CIP project pages are designed to provide accurate and informative financial and logistical information for projects. All ongoing projects as of December 2011 are included in addition to new projects scheduled to begin in Fiscal Year 2013. Within the Capital Improvement Projects section, project pages are organized by asset-owning department then alphabetically by project title. Refer to the Indexes beginning on Page 871 to locate a specific project page.

Each asset-owning department section begins with a Budget Narrative which introduces the department and highlights Fiscal Year 2012 accomplishments and Fiscal Year 2013 goals. Following the narrative is an alphabetical list of the department's projects including budgeted amounts

Project Attributes

Fire-Rescue

Bldg - Pub Safety - Fire Fac / Struct

Fire Station No. 45 - East Mission Valley / S00688

Council District: 6	Community Plan: Mission Valley
Project Status: Released	Contact Information: Garcia, Alex
Duration: 1994 - 2012	619-533-4640
Improv Type: New	agarcia@sandiego.gov
Priority Score: 92	Priority Category: High

Department and Project Type

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 type. Project types are a more specific manner of categorizing the kind of improvement provided by each project. A complete listing of project types is available on Page 83. On 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.

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.

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

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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 in which a project is located. Projects that have a Citywide impact or are outside the City limits are also noted. For this publication, City Council District 9 has not been included; however, this will be updated for the Fiscal Year 2013 Adopted Budget. For a map of all Council Districts, refer to the Community Planning section on page 97.

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 on page 97.

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.

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 scored. For additional information, refer to the Prioritization Policy section on page 65.

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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 section on page 65.

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 QUALCOMM 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 put in to 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 on page 97.

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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 2012 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.

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 on page 87.

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	FY 2017	Future FY	Unidentified Funding	Project Total
Deferred Maint Revenue 2009A-Project	400624	165,501	(5,501)	0	0	0	0	0	0	0	0	0	160,000
Mission Valley-Urban Comm.	400135	81,275	2,918,725	3,000,000	0	0	0	0	0	0	0	0	6,000,000
Peninsula Urban Comm	400118	25	(25)	0	0	0	0	0	0	0	0	0	0
PFFA-FLSF 2002B-Const.	400157	979,155	(463)	0	0	0	0	0	0	0	0	0	978,692
Unidentified Funding	9999	0	0	0	0	0	0	0	0	0	0	4,877,708	4,877,708
Total		1,225,956	2,912,736	3,000,000	0	0	0	0	0	0	0	4,877,708	12,016,400

Expended and Encumbered (Exp/Enc) - Projects initiated prior to Fiscal Year 2013 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 December 2011. The expended and encumbered amount is cumulative since project inception.

Continuing Appropriations (Con Appn) - Funding budgeted prior to Fiscal Year 2013 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 December 2011.

Fiscal Year 2013 - This is the amount of funding approved for the Fiscal Year 2013 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 2013 Anticipated - Funding that was uncertain to be received in the later part of Fiscal Year 2012 or funding that is uncertain to be received during Fiscal Year 2013 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 2013 Anticipated funding because it is not included in the annual Appropriation Ordinance.

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Outlying Fiscal Years - Projects that will extend beyond Fiscal Year 2013 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 2013 because they are not included in 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.

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 listed alphabetically 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

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project pages within each department's section. For a complete list of all projects with unfunded needs, refer to page 91.

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.
Fire Station No. 08 - Mission Hills / S10029	183,500	120,000	65.4%	This project provides for the design and construction of the facility's living quarters, which currently does not provide the full functionality of the fire station requirements.
Fire Station No. 45 - East Mission Valley / S00688	12,016,400	4,877,708	40.6%	This project provides for a new 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.
Fire Station No. 54 - Paradise Hills / S00785	10,295,000	10,211,065	99.2%	This project provides for a new station in the Paradise Hills area to serve the Paradise Hills/Skyline area of San Diego.
Fire Station No.32 - Skyline North / S00687	9,123,325	8,162,149	89.5%	This project provides for a new station, in addition to the existing Fire Station 32 located at 484 Briarwood Road, to better serve the growing community of Skyline/Paradise Hills.
Total - Bldg - Pub Safety - Fire Fac / Struct	37,935,341	29,170,922	76.9%	
Bldg - Pub Safety - Lifeguard Stations				
Lifeguard Station Headquarters / S00794	12,563,500	10,000,000	79.6%	This project provides for the replacement of the Lifeguard Headquarters and Boating Safety Unit Dock located at 2581 Quivira Court.
North Pacific Beach Lifeguard Station / S10119	5,209,967	4,659,967	89.4%	This project provides for the North Pacific Beach Lifeguard Station located at the foot of Chalcedony Street, which will be a year-round facility replacing the current seasonal station.
South Mission Beach Lifeguard Station / S00791	4,600,000	4,230,064	92.0%	This project provides for a new year-round South Mission Beach Station located at 700 North Jetty Road, which replaces the current station.
Total - Bldg - Pub Safety - Lifeguard Stations	22,373,467	18,890,031	84.4%	
Total - Fire-Rescue	60,308,808	48,060,953	79.7%	