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 December 2013 are included in addition to new projects scheduled to begin in Fiscal Year 2015. Within the Capital Improvement Projects section, CIP project pages are organized by asset-owning department, then alphabetically by project title. Refer to the Indexes beginning on page 677 to locate a specific project page.

Each asset-owning department section begins with a Budget Narrative which introduces the department and highlights Fiscal Year 2014 accomplishments and Fiscal Year 2015 goals. Following the narrative is an alphabetical list of the department's projects including budgeted amounts and total project cost.

Project Attributes

<table>
<thead>
<tr>
<th>Full Description</th>
<th>Abbreviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abestos Concrete</td>
<td>AC</td>
</tr>
<tr>
<td>Canyon</td>
<td>Cyn</td>
</tr>
<tr>
<td>Community Park</td>
<td>CP</td>
</tr>
<tr>
<td>Concrete</td>
<td>CRC</td>
</tr>
<tr>
<td>Ductile Iron</td>
<td>DI</td>
</tr>
<tr>
<td>Golf Course</td>
<td>GC</td>
</tr>
<tr>
<td>Maintenance Assessment District</td>
<td>MAD</td>
</tr>
<tr>
<td>Mini Park</td>
<td>MP</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Full Description</th>
<th>Abbreviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Park</td>
<td>NP</td>
</tr>
<tr>
<td>Open Space</td>
<td>OS</td>
</tr>
<tr>
<td>Pipeline</td>
<td>PL</td>
</tr>
<tr>
<td>Pump Station</td>
<td>PS</td>
</tr>
<tr>
<td>Regional Park</td>
<td>RP</td>
</tr>
<tr>
<td>Steel</td>
<td>STL</td>
</tr>
<tr>
<td>Water Treatment Plant</td>
<td>WTP</td>
</tr>
</tbody>
</table>

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.
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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.

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 71.

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 71.

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 2015 Proposed Budget.

Continuing - This indicates that the project was initiated in Fiscal Year 2014, 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.
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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 47.

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 47.

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 an updated fire station in Mission Valley. The station will accommodate up to 18 personnel, two engines, one aerial truck, two hazardous material apparatus, one paramedic ambulance, and one Battalion Chief vehicle.

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: The operation of the permanent facility will require additional positions equivalent to $2.1 million per year. Non-personnel costs to operate a new station are approximately $300,000. These funds will need to be added permanently to the Fire-Rescue operating budget after the project is complete. The purchase of an additional fire truck will be financed through this project’s allocated funds.

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 was completed in Fiscal Year 2013. Construction began in Fiscal Year 2014 and is anticipated to be completed in Fiscal Year 2018.

Summary of Project Changes: No major changes for this project are scheduled for Fiscal Year 2015.

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
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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 71.

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 2014 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 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 65.

<table>
<thead>
<tr>
<th>Fund Name</th>
<th>Fund No</th>
<th>FY 2015 Exp/Enc</th>
<th>FY 2015 Anticipated</th>
<th>FY 2016</th>
<th>FY 2017</th>
<th>FY 2018</th>
<th>FY 2019</th>
<th>Future FY</th>
<th>Unidentified Funding</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deferred Maint Revenue 2009A-Project</td>
<td>100304</td>
<td>$180,000</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>180,000</td>
</tr>
<tr>
<td>PFFA Lease Revenue Refunding Bonds 2013A - Project</td>
<td>100305</td>
<td>3,700,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3,700,000</td>
</tr>
<tr>
<td>Mission Valley-Urban Comm.</td>
<td>100307</td>
<td>3,500,358</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>- $</td>
<td>-</td>
<td>3,500,358</td>
</tr>
<tr>
<td>PFFA-RSF 2012B Const.</td>
<td>100357</td>
<td>870,652</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>870,652</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>8,539,050</strong></td>
<td><strong>$2,298,642</strong></td>
<td><strong>$</strong></td>
<td><strong>$</strong></td>
<td><strong>$</strong></td>
<td><strong>$</strong></td>
<td><strong>$</strong></td>
<td><strong>$</strong></td>
<td><strong>10,838,692</strong></td>
</tr>
</tbody>
</table>

**Expended and Encumbered (Exp/Enc)** - Projects initiated prior to Fiscal Year 2015 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 31, 2013. The expended and encumbered amount is cumulative since project inception.

**Continuing Appropriations (Con Appn)** - Funding budgeted prior to Fiscal Year 2015, 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 December 31, 2013.
FY 2015 - This is the amount of funding proposed for the Fiscal Year 2015 Proposed 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 2015 Anticipated - Funding that is uncertain to be received during Fiscal Year 2014 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 2015 Anticipated funding because it is not included in the annual Appropriations Ordinance.

Outlying Fiscal Years - Projects that will extend beyond Fiscal Year 2015 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 2015 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 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.

<table>
<thead>
<tr>
<th>Department - Fund</th>
<th>FY 2015</th>
<th>FY 2016</th>
<th>FY 2017</th>
<th>FY 2018</th>
<th>FY 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire-Rescue - GENERAL FUND</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>16.00</td>
<td>16.00</td>
</tr>
<tr>
<td>Total Impact</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ 2,451,008</td>
<td>$ 2,633,106</td>
</tr>
</tbody>
</table>

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.
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 69.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Total</th>
<th>Unidentified Funding</th>
<th>Percent Unfunded</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children’s Pool Lifeguard Station / S00644</td>
<td>$4,179,607</td>
<td>$350,000</td>
<td>8.4%</td>
<td>This project provides for a new lifeguard station and family restroom at the Children’s Pool in La Jolla. Construction phase is currently unfunded.</td>
</tr>
<tr>
<td>Fire Station No. 38 - Mira Mesa Remodel / S10006</td>
<td>730,000</td>
<td>80,000</td>
<td>11.0%</td>
<td>This project provides for the design and construction of an expansion to the existing fire station. $80,000 of increased construction costs are currently unfunded.</td>
</tr>
<tr>
<td>Fire Station No. 01 - Downtown / S00786</td>
<td>2,000,000</td>
<td>1,482,884</td>
<td>74.1%</td>
<td>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 $2.0 million includes an unfunded amount of $1.5 million that would be used for reconstruction. Modified Reduced remodel scope has been completed for Phase 1 and unidentified funds are still needed for a full Phase 2 remodel unless a new fire station is constructed as part of the new Civic Center.</td>
</tr>
<tr>
<td>Home Avenue Fire Station / S14018</td>
<td>12,000,000</td>
<td>10,000,000</td>
<td>83.3%</td>
<td>Funds needed for construction and operating expenses have not yet been identified.</td>
</tr>
<tr>
<td>North Pacific Beach Lifeguard Station / S10119</td>
<td>6,763,347</td>
<td>6,185,444</td>
<td>91.5%</td>
<td>This project provides for the North Pacific Beach Lifeguard Station located at the foot of Law Street, which will be a year-round facility replacing the current station. Construction phase is currently unfunded.</td>
</tr>
<tr>
<td>Fire Station No. 51 - Skyline Hills / S14017</td>
<td>12,000,000</td>
<td>11,000,000</td>
<td>91.7%</td>
<td>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.</td>
</tr>
<tr>
<td>Fire Station No. 07 - Barrio Logan / S15013</td>
<td>12,000,000</td>
<td>11,150,000</td>
<td>92.9%</td>
<td>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 phase is currently unfunded.</td>
</tr>
<tr>
<td>Fire-Rescue Air Operations Facility / S15012</td>
<td>12,500,000</td>
<td>12,375,000</td>
<td>99.0%</td>
<td>This project provides for the program, design and construction of a Fire-Rescue Air Operations (“Air Ops”) Facility for helicopter operations. Construction for this project is currently unfunded.</td>
</tr>
<tr>
<td>Fire Station No. 54 - Paradise Hills / S00785</td>
<td>11,095,000</td>
<td>11,011,065</td>
<td>99.2%</td>
<td>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.</td>
</tr>
<tr>
<td>Ocean Beach Lifeguard Station / S10121</td>
<td>4,560,000</td>
<td>4,550,000</td>
<td>99.8%</td>
<td>This project provides for the Ocean Beach Station located at 1950 Abbott Street. Funding for design and construction of the facility is currently unfunded.</td>
</tr>
</tbody>
</table>

**Total - Fire-Rescue**                                                                 $68,184,393