

Real Estate Assets - Facilities Services



Page Intentionally Left Blank

Real Estate Assets - Facilities Services

The Real Estates Assets Department (READ) - Facilities Services Division provides repair, modernization, and improvement services to over 1,700 municipal facilities encompassing nine million square feet of floor space.

The Facilities CIP projects include minor and major improvements to existing buildings, including the backlog of General Fund deferred capital requirements, compliance with the Americans with Disabilities Act (ADA), and other facilities improvements. READ - Facilities Services CIP is funded by a variety of sources including, deferred capital bond proceeds, the Capital Outlay Fund, the General Fund, Developer Impact Fees, and federal grants.

2020 CIP Accomplishments

The following projects were completed in Fiscal Year 2020:

- Parkade Elevator Modernization Project
- Mira Mesa Epicentre Improvements
- Civic Theatre Water Line Emergency Repair
- ADA Accessibility Improvements Group IV
- Tierrasanta Recreation Center Roof & Heating, Ventilation, and Air Conditioning (HVAC)
- San Diego Fire Department Training Asbestos Tile Abatement
- Carmel Creek Park Comfort Station ADA Improvements
- La Jolla Recreation Center Electrical Upgrades Phase II

2021 CIP Goals

The following projects are anticipated to be completed in the coming Fiscal Year:

- Canyonside Community Park HVAC System
- Tierrasanta Pool Stairway Replacement
- San Diego Central Library – Boiler Replacement
- Pacific Beach Library & HVAC Replacement



Page Intentionally Left Blank

Real Estate Assets - Facilities Services: Capital Improvement Projects

Project	Prior Fiscal Years	FY 2021 Adopted	Future Fiscal Years	Project Total
City Facilities Improvements / ABT00001	\$ 29,833,678	\$ 875,000	\$ 69,111,123	\$ 99,819,801
Palm Avenue Transitional Housing / S18003	6,500,000	-	-	6,500,000
Total	\$ 36,333,678	\$ 875,000	\$ 69,111,123	\$ 106,319,801



Page Intentionally Left Blank

Real Estate Assets - Facilities Services

City Facilities Improvements / ABT00001

Bldg - Other City Facility / Structures

Council District:	Citywide	Priority Score:	Annual
Community Planning:	Citywide	Priority Category:	Annual
Project Status:	Continuing	Contact Information:	Kirby, Roy
Duration:	2010 - 2040		619-525-8501
Improvement Type:	Betterment		rkirby@sandiego.gov

Description: This annual allocation provides for capital improvements at City facilities. Potential improvements include improvements to roofs, heating, ventilation, air-conditioning, elevator replacements, adjacent parking lots, expansions and new facilities.

Justification: Several City-owned facilities are in need of repair or major improvements. High-priority repairs and City improvements will be completed with this allocation. Funding for this annual allocation will ensure City facilities remain safe and operable.

Operating Budget Impact: None.

Relationship to General and Community Plans: This project is consistent with applicable community plans and is in conformance with the City's General Plan.

Schedule: Projects will be scheduled on a priority basis.

Summary of Project Changes: \$1.3 million in a variety of funds were allocated to this project via the Fiscal Year 2020 Mid-Year CIP action. In Fiscal Year 2021, this project is requesting to add \$625,000 in San Diego Regional Parks Improvement Funds to replace the Air and Space Museum roof, and \$250,000 in the Junior Lifeguard Program Fund for ADA improvements to the Santa Clara junior lifeguard facility. In Fiscal Year 2021 there is an anticipated request of \$4,636,404 in Financing for the modernization of Civic Center Plaza elevators.

- Financial Table on Next Page -

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2021	FY 2021 Anticipated	FY 2022	FY 2023	FY 2024	FY 2025	Future FY	Unidentified Funding	Project Total
Antenna Lease Revenue Fund	200324	\$ -	\$ 75,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,167
C.O.-Pueblo Land/Pol. Decentra	400006	71,143	-	-	-	-	-	-	-	-	-	71,143
Canyonside Recreation Center	200746	-	200,000	-	-	-	-	-	-	-	-	200,000
Capital Outlay Fund	400002	3,515,886	1,767,438	-	-	-	-	-	-	-	-	5,283,324
Capital Outlay-Sales Tax	400000	18,812	-	-	-	-	-	-	-	-	-	18,812
Centre City Contribution to City Tax Increment	200633	645,020	-	-	-	-	-	-	-	-	-	645,020
CIP Contributions from General Fund	400265	3,077,895	1,553,880	-	-	-	-	-	-	-	-	4,631,775
Deferred Maint Revenue 2009A-Project	400624	629	-	-	-	-	-	-	-	-	-	629
Deferred Maintenance Revenue 2012A-Project	400848	90,318	-	-	-	-	-	-	-	-	-	90,318
Downtown DIF (Formerly Centre City DIF)	400122	1,048,066	90,099	-	-	-	-	-	-	-	-	1,138,165
Financing	9300	-	-	-	4,636,404	-	-	-	-	-	-	4,636,404
Fire and Lifeguard Facilities Fund	200228	-	57	-	-	-	-	-	-	-	-	57
General Fund	100000	-	-	-	-	-	-	-	-	-	-	-
General Fund Commercial Paper Notes	400869	2,126,395	174,167	-	-	-	-	-	-	-	-	2,300,561
Infrastructure Fund	100012	3,032,968	1,986,393	-	-	4,060,000	-	-	-	-	-	9,079,361
Junior Lifeguard Program Fund	200373	-	-	250,000	-	-	-	-	-	-	-	250,000
Linda Vista Urban Comm	400113	1,883	164,036	-	-	-	-	-	-	-	-	165,919
Metro Sewer Utility - CIP Funding Source	700009	-	266,650	-	-	-	-	-	-	-	-	266,650
Muni Sewer Utility - CIP Funding Source	700008	-	320,000	-	-	-	-	-	-	-	-	320,000
NTC-TAB 2010A (TE) Proceeds	400697	-	54,007	-	-	-	-	-	-	-	-	54,007
PFFA Lease Revenue Bonds 2015A-Projects	400859	105,771	-	-	-	-	-	-	-	-	-	105,771
PFFA Lease Revenue Bonds 2015B-Project	400860	3,515,339	-	-	-	-	-	-	-	-	-	3,515,339
PFFA Lease Revenue Refunding Bonds 2013A - Project	400853	16,355	-	-	-	-	-	-	-	-	-	16,355
Public Safety Training Instructions Fund	200313	-	219,483	-	-	-	-	-	-	-	-	219,483
PV Est-Other P & R Facilities	400221	301,295	19,394	-	-	-	-	-	-	-	-	320,689
PV Est-Peñasquitos Library	400222	-	4,234	-	-	-	-	-	-	-	-	4,234
Rancho Bernardo-Fac Dev Fund	400099	75,363	691,637	-	-	-	-	-	-	-	-	767,000
Rancho Bernardo-Pk Dev Fund	400107	-	31,377	-	-	-	-	-	-	-	-	31,377
Refuse Disposal CIP Fund	700040	30,549	1,969,451	-	-	-	-	-	-	-	-	2,000,000
San Diego Regional Parks Improvement Fund	200391	799,173	697,710	625,000	-	300,000	-	-	-	-	-	2,421,883
SD Unified School Dist-Cap Out	400003	468,807	31,193	-	-	-	-	-	-	-	-	500,000
Torrey Hills Dev Agmt Fund	400209	39,609	422,679	-	-	-	-	-	-	-	-	462,288
Unidentified Funding	9999	-	-	-	-	-	-	-	-	-	60,114,719	60,114,719
Water Utility - CIP Funding Source	700010	-	113,350	-	-	-	-	-	-	-	-	113,350
Total		\$ 18,981,275	\$ 10,852,402	\$ 875,000	\$ 4,636,404	\$ 4,360,000	\$ -	\$ -	\$ -	\$ -	\$ 60,114,719	\$ 99,819,801

Real Estate Assets - Facilities Services

Palm Avenue Transitional Housing / S18003

Bldg - Other City Facility / Structures

Council District:	8	Priority Score:	86
Community Planning:	Otay Mesa - Nestor	Priority Category:	High
Project Status:	Warranty	Contact Information:	Grani, Jason
Duration:	2018 - 2022		619-533-7525
Improvement Type:	Betterment		jgrani@sandiego.gov

Description: This project converts an existing motel building into a transitional housing community for the SMART Program.

Justification: SMART is an innovative program that provides homeless low-level misdemeanor offenders with housing, case management, job training, and other supportive services required to end the cycle of homelessness.

Operating Budget Impact: None.

Relationship to General and Community Plans: This project is consistent with the Otay Mesa Nestor Community Plan and is in conformance with the City's General Plan.

Schedule: Property acquisition was completed in Fiscal Year 2018. Design started in Fiscal Year 2018 and was completed in Fiscal Year 2018. Construction was substantially completed in Fiscal Year 2020, and the project is anticipated to be closed in Fiscal Year 2022.

Summary of Project Changes: The project schedule has been updated for Fiscal Year 2021.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2021	FY 2021 Anticipated	FY 2022	FY 2023	FY 2024	FY 2025	Future FY	Unidentified Funding	Project Total
Grant Fund - Federal	600000	\$ 6,373,089	\$ 126,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000
Total		\$ 6,373,089	\$ 126,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000

Unfunded Needs List

Real Estate Assets - Facilities Services

Project	Project Total	Unidentified Funding	Percent Unfunded	Description
City Facilities Improvements / ABT00001	\$ 99,819,801	\$ 60,114,719	60.22 %	This annual allocation provides for capital improvements at all City facilities. Potential improvements include roof, heating, ventilation, air-conditioning, elevator replacements and adjacent parking lots. Funding for this annual allocation will ensure city facilities remain safe. The unidentified funding amount reflects the estimated amount needed to address the deferred capital needs of the City's General Fund supported buildings based on condition assessments.
Total		\$ 60,114,719		