

Citywide



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The Citywide Capital Improvements Program (CIP) is comprised of various projects that provide benefits citywide. These projects are generally not attributable to any single asset-managing city department. This includes projects related to fleet operations, infrastructure asset management, information technology, and the Convention Center.

2021 CIP Accomplishments

The following Citywide project accomplishments were made in Fiscal Year 2021:

- Completed the design for the Kearny Mesa Repair Facility (S20009)
- Completed the Centralized Payment Processing Solution System upgrade (T19002)
- Continued progress on the City Treasurer's Delinquent Accounts replacement system (B19154)

2022 CIP Goals

The following Citywide project accomplishments are anticipated for Fiscal Year 2022:

- Completion of the City Treasurer's Delinquent Accounts replacement system (B19154)
- Completion of the Accela System upgrade (T19003)
- Initiate construction of the Kearny Mesa Repair Facility (S20009)



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Citywide: Capital Improvement Projects

Project	Prior Fiscal Years	FY 2022 Adopted	Future Fiscal Years	Project Total
101 Ash Improvements / S17009	\$ 27,628,947	\$ -	\$ -	\$ 27,628,947
Accela Implementation Phase 2 / T19003	3,259,466	-	-	3,259,466
Centralized Payment Processing Solution / T19002	455,000	-	-	455,000
CIP Emergency Reserve / ABT00006	1,000,000	-	-	1,000,000
Convention Center Phase III Expansion / S12022	3,370,820	-	681,640,478	685,011,298
Enterprise Funded IT Projects / ATT00002	11,089,531	-	-	11,089,531
Fleet Operations Facilities / L14002	1,936,934	391,801	6,792,350	9,121,085
Governmental Funded IT Projects / ATT00001	1,586,800	395,000	50,000	2,031,800
Kearny Mesa Facility Improvements / S20009	1,000,000	-	15,400,000	16,400,000
Total	\$ 51,327,498	\$ 786,801	\$ 703,882,828	\$ 755,997,127



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Citywide

101 Ash Improvements / S17009

Bldg - Operations Facility / Structures

Council District:	3	Priority Score:	80
Community Planning:	Centre City	Priority Category:	Medium
Project Status:	Continuing	Contact Information:	Grani, Jason
Duration:	2017 - 2022		619-533-7525
Improvement Type:	Betterment		jgrani@sandiego.gov

Description: This project provides for the architectural, electrical, plumbing, asbestos mitigation, and mechanical tenant improvements to the 19 floors of 101 Ash Street for multiple City departments, including tenants of the City Operations Building and former tenants of 1010 2nd Ave building. Improvements will increase building's occupancy and bring the building into compliance with current Americans with Disabilities Act (ADA) standards.

Justification: These tenant improvements are needed to increase the occupancy of the building by approximately 356 employees and accommodate the office space requirements for a development permit center, as well as several City departments. These improvements will provide the needed office space for the more than 500 employees who were displaced from the 1010 2nd Ave building along with Development Services staff from the City Operations Building, which based on a 2014 estimate, has more than \$90 million in deferred maintenance.

Operating Budget Impact: None.

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

Schedule: Design was completed in Fiscal Year 2018. Construction bidding and construction began in Fiscal Year 2019. Construction was anticipated to be completed in Fiscal Year 2020. The project is currently undergoing re-scoping.

Summary of Project Changes: The City moved out of the facility in January 2020 following the discovery of ACM. Pending the outcome of litigation, the City ceased sending rent payments.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022	FY 2022						Unidentified Funding	Project Total
					Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY		
101 Ash Facility Improvements	400866	\$ 4,994,135	\$ 5,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Capital Outlay Fund	400002	9,517,649	-	-	-	-	-	-	-	-	-	9,517,649
CIP Contributions from General Fund	400265	3,649,075	101,373	-	-	-	-	-	-	-	-	3,750,448
Facilities Financing Fund	200001	71,975	-	-	-	-	-	-	-	-	-	71,975
SDTFC Series 2018C Tax Exempt	400868	9,288,875	-	-	-	-	-	-	-	-	-	9,288,875
Total		\$ 27,521,709	\$ 107,237	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,628,947

Citywide

Accela Implementation Phase 2 / T19003

Intangible Assets - Information Tech

Project Status: Continuing
Duration: 2019 - 2022

Contact Information: Le, Thuy
 619-446-5023
 tle@sandiego.gov

Description: This project is the next phase in the effort to replace Development Services Department's (DSD) Project Tracking System (PTS). PTS is an in-house system which DSD and the Department of IT staff began developing in 1998 and placed into operation in 2001. DSD uses PTS as its core information system to manage the permitting and development functions for the department. These include the review, comment, issuance, inspection, and archiving functions which are needed in managing the department's permits and projects, as well as code enforcement activities. The scope of this project includes the design, configuration, testing, and deployment of the Development Services module of the Accela platform, as well as the enhancement of the Accela Citizen Access portal. Phase 2 will involve the following: create all permit and approval types found in PTS within Accela, enable multiple independent review cycle functionality to occur, accommodate different review methods (e.g., over-the-counter, submittal, and appointment), expand electronic plan review to digitize 100%, develop and update policies and procedures to support the Accela system, develop interfaces between Accela and other technologies, enhance the Accela Citizen Access public portal and develop and deliver employee training.

Justification: In 2012, the Office of the City Auditor issued an audit report which recommended the replacement of PTS with an off-the-shelf package that meets the functional needs of the Department. This project will complete the replacement process of PTS with the Accela platform, as well as address outstanding audit recommendations made by the Office of the City Auditor for various performance audits of the Development Services Department.

Operating Budget Impact: None.

Schedule: Phase 2 of the online permitting process went live in March 2021 with standalone permits. Building and Engineering permits are anticipated to be available in July 2021 and Discretionary permits in Fall 2021. Full system implementation is expected to be complete by June 2022.

Summary of Project Changes: The project schedule has been updated for Fiscal Year 2022.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022							Unidentified Funding	Project Total	
				FY 2022	Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY			
Development Services-CIP	700102	\$ 2,163,145	\$ 1,096,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,259,465
Total		\$ 2,163,145	\$ 1,096,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,259,465

Citywide

Centralized Payment Processing Solution / T19002

Intangible Assets - Information Tech

Project Status:	Warranty	Contact Information:	Cadena, Tracy
Duration:	2019 - 2022		619-236-6954 tcadena@sandiego.gov

Description: This project will provide a centralized payment processing solution for several online applications. This project is to replace the legacy system used by the Office of the City Treasurer. This project will include the interfaces required for revenue and deposit reporting.

Justification: This project will consolidate online payment processes from multiple back-end programs which will provide a higher quality of service to the public and streamline payment processing citywide.

Operating Budget Impact: None

Schedule: A Request for Proposal process was completed in Fiscal Year 2018. An agreement was executed with the selected vendor and the project was initiated in Fiscal Year 2019. The Design document was completed during Fiscal Year 2020. Implementation was completed in Fiscal Year 2020 and system stabilization was completed in Fiscal Year 2021.

Summary of Project Changes: The project schedule was updated for Fiscal Year 2022. The project is complete and will be closed by the end of the fiscal year.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022	FY 2022						Unidentified Funding	Project Total
					Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY		
CIP Contributions from General Fund	400265	\$ 265,560	\$ 19,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000
Muni Sewer Utility - CIP Funding Source	700008	84,776	224	-	-	-	-	-	-	-	-	85,000
Water Utility - CIP Funding Source	700010	84,776	224	-	-	-	-	-	-	-	-	85,000
Total		\$ 435,113	\$ 19,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000

Citywide

CIP Emergency Reserve / ABT00006

Bldg - Other City Facility / Structures

Council District:	Citywide	Priority Score:	Annual
Community Planning:	Citywide	Priority Category:	Annual
Project Status:	Continuing	Contact Information:	McGriff, Caryn
Duration:	2010 - 2040		619-236-6773
Improvement Type:	Betterment		cmcgriff@sandiego.gov

Description: This annual allocation provides funding for urgent repairs due to an emergency or natural disaster.

Justification: This annual allocation provides an immediate source of funding for public works contracts when no alternative funding sources are available in order to respond quickly to an emergency or natural disaster.

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 as needed.

Summary of Project Changes: This project was used to fund the Crest Canyon Storm Drain emergency project in Fiscal Year 2020.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022	FY 2022 Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY	Unidentified Funding	Project Total
CIP Contributions from General Fund	400265	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Total		\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000

Citywide

Convention Center Phase III Expansion / S12022

Bldg - Other City Facility / Structures

Council District:	3	Priority Score:	N/A
Community Planning:	Centre City	Priority Category:	N/A
Project Status:	Underfunded	Contact Information:	Cetin, Elif
Duration:	2015 - 2024		619-533-3794
Improvement Type:	Expansion		ecetin@sandiego.gov

Description: This project provides for the expansion of the existing San Diego Convention Center. The expansion will increase the existing leasable space by approximately 225,000 square feet of exhibit hall, 101,000 square feet of meeting rooms, and 80,000 square feet of ballrooms for an approximate total of 406,000 square feet.

Justification: The existing facility cannot accommodate some of the larger major events, which leads to the loss of events to other venues. The expansion is expected to increase the attendance and numbers of events held at the facility and provide significant economic benefits to the region.

Operating Budget Impact: None.

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

Schedule: Concept design work began prior to Fiscal Year 2012. It was completed along with the Coastal Commission approval in Fiscal Year 2014. The original estimated project total and schedule was developed prior to Fiscal Year 2012 by the Convention Center. The design and construction schedule will be revised when the financing plan is approved, and funding becomes available.

Summary of Project Changes: No significant changes have been made to this project for Fiscal Year 2022.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022	FY 2022 Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY	Unidentified Funding	Project Total
CIP Contributions from General Fund	400265	\$ 1,580,391	\$ 46,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,626,794
Convention Center Exp Surety	200210	1,744,026	-	-	-	-	-	-	-	-	-	1,744,026
Unidentified Funding	9999	-	-	-	-	-	-	-	-	-	681,640,478	681,640,478
Total		\$ 3,324,417	\$ 46,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 681,640,478	\$ 685,011,298

Citywide

Enterprise Funded IT Projects / ATT00002

Intangible Assets - Information Tech

Project Status:	Continuing	Contact Information:	Brazill, Ian
Duration:	2020 - 2040		619-533-4812
			ibrazill@sandiego.gov

Description: This annual allocation provides for upgrades and enhancements to information technology projects that are eligible for capitalization and funded exclusively with enterprise funding sources. Individual projects are expected to result in a city-owned asset, which can include, but is not limited to, equipment, system interfaces, and intellectual property.

Justification: This annual allocation provides for improvements and enhancements to information technology projects that are solely funded with enterprise resources and allows for increased reporting on these projects. Projects are also expected to have a duration longer than one fiscal year.

Operating Budget Impact: None.

Schedule: Projects will be scheduled on a priority basis.

Summary of Project Changes: No significant changes have been made to this project for Fiscal Year 2022.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022							Unidentified Funding	Project Total
				FY 2022	Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY		
Metro Sewer Utility - CIP Funding Source	700009	\$ 7,433,551	\$ 386,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,819,560
Muni Sewer Utility - CIP Funding Source	700008	522,135	802,903	-	-	-	-	-	-	-	-	1,325,038
Water Utility - CIP Funding Source	700010	705,390	1,239,543	-	-	-	-	-	-	-	-	1,944,933
Total		\$ 8,661,076	\$ 2,428,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,089,531

Citywide

Fleet Operations Facilities / L14002

Bldg - Other City Facility / Structures

Council District:	Citywide	Priority Score:	84
Community Planning:	Citywide	Priority Category:	High
Project Status:	Continuing	Contact Information:	Scott, Jennifer
Duration:	2019 - 2024		619-533-5414
Improvement Type:	Betterment		jbscott@sandiego.gov

Description: This project will provide needed improvements within the City's Fleet Operations repair facilities. Phase 1 of this project provides for the electrical improvements at the Miramar Place Fleet Services. Phase 2 of this project provides for the electrical improvements at the Rose Canyon Fleet Services. Phase 3 of this project provides for the replacement of pump systems, sprayers, brushes, buildings/awnings, surrounding structures, etc. for three large car washes located at Chollas Operations Yard, 20th & B St. and at Rose Canyon. Phase 4 of this project provides for the replacement of two existing non-operational cranes with a runway system each with a 33-foot span and a capacity of 2-tons located within the Fleet Repair Facilities at the Chollas Operations Yard. Phase 5 of this project provides for the replacement of the Chollas Operations Yard paint booth that was built in the 1960's. Phase 6 of this project provides for the replacement or rehabilitation of nine existing small car washes located at the Police substations.

Justification: This project is necessary to properly equip the existing City's Fleet repair facilities to support the car and truck washes at 20th and B St. and the Chollas Operations Yard which are non-functional and in need of replacement. The other car and truck washes require a variety of repairs and upgrades. Washing City vehicles is a storm water compliance requirement to keep debris from falling in the roadway and the repairs and replacements are necessary to remain in compliance with storm water regulations. Chollas Operations Yard crane replacement and related improvements are needed to assist Fleet staff to safely and efficiently complete necessary repairs.

Operating Budget Impact: None

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

Schedule: Design for the Phase 1 & 2 electrical projects were completed in Fiscal Year 2017. Phase 1 & 2 closed in Fiscal Year 2020 due to implementation of an alternative solution. Design for Phases 3, 4, 5, & 6 began in Fiscal Year 2019. Design for Phases 4 & 5 were completed in Fiscal Year 2021, while Phases 3 & 6 are anticipated to be completed in Fiscal Year 2022. Construction of Phase 4 began in Fiscal Year 2021, while construction of Phases 3, 5, and 6 will begin in Fiscal Year 2022, contingent upon the identification of funding. Construction completion for Phases 3, 4, 5, & 6 is anticipated for Fiscal Year 2023.

Summary of Project Changes: The total project cost increased by \$1,595,710 due to increased construction costs for Phases 3 and 4. The project schedule has been updated for Fiscal Year 2022.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022	FY 2022						Unidentified Funding	Project Total
					Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY		
Fleet Services CIP Fund	400676	\$ 1,285,239	\$ 282,732	\$ 391,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,959,773
Gen Serv - Maint/Impr	400179	368,961	-	-	-	-	-	-	-	-	-	368,961
Unidentified Funding	9999	-	-	-	-	-	-	-	-	-	6,792,350	6,792,350
Total		\$ 1,654,201	\$ 282,732	\$ 391,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,792,350	\$ 9,121,085

Citywide

Governmental Funded IT Projects / ATT00001

Intangible Assets - Information Tech

Project Status: Continuing
Duration: 2020 - 2040

Contact Information: Brazill, Ian
 619-533-4812
 ibrazill@sandiego.gov

Description: This annual allocation provides for upgrades and enhancements to information technology projects that are eligible for capitalization and funded exclusively with governmental funding sources. Individual projects are expected to have a duration longer than one fiscal year and result in a city-owned asset, which can include but is not limited to equipment, system interfaces, and intellectual property.

Justification: This annual allocation provides for improvements and enhancements to information technology projects that are solely funded with governmental resources and allows for increased reporting on these projects. Projects are also expected to have a duration longer than one fiscal year.

Operating Budget Impact: None.

Schedule: Projects will be scheduled on a priority basis.

Summary of Project Changes: In Fiscal Year 2021, approximately \$30,000 in Underground Surcharge CIP Fund was deappropriated due to project completion and \$120,000 in CIP Contributions to the General Fund was allocated to support procurement of GASB 87 compliance software.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022	FY 2022						Unidentified Funding	Project Total
					Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY		
CIP Contributions from General Fund	400265	\$ 1,059,734	\$ 279,065	\$ 395,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,733,800
Financing	9300	-	-	-	50,000	-	-	-	-	-	-	50,000
IT CIP Contributions	200802	147,000	101,000	-	-	-	-	-	-	-	-	248,000
Total		\$ 1,206,734	\$ 380,065	\$ 395,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,800

Citywide

Kearny Mesa Facility Improvements / S20009

Bldg - Operations Facility / Structures

Council District:	6	Priority Score:	54
Community Planning:	Kearny Mesa	Priority Category:	Medium
Project Status:	Continuing	Contact Information:	Lewis, Nikki
Duration:	2020 - 2024		619-533-6653
Improvement Type:	Betterment		nlewis@sandiego.gov

Description: This project will include tenant improvements to the fire vehicle repair facility located at 8050 Othello Avenue, which will be completed by the lessor with input from the City. The centrally located Kearny Mesa Repair Facility will serve as the primary facility for the repair and maintenance of the City's heavy-duty fire apparatus, as well as a storage facility for the Fire-Rescue Department reserve fleet.

Justification: In April 2017, the City entered into a 10-year lease of the facility on Othello Avenue which was intended to serve as a new maintenance and repair facility for heavy-duty fire apparatus. This was in response to findings by CST Fleet Services, a fleet consultant hired by the City, that separate shop space would increase maintenance efficiency for the City's 100+ heavy-duty fire apparatus, rather than sharing space with the refuse packers at the Miramar facility. The City completed additional lease negotiations in September of 2019 and has secured rights to the facility for up to 30 years (15 years with three 5-year renewal options) along with right of 1st refusal to purchase the facility, if owner desires to sell.

Operating Budget Impact: None.

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

Schedule: Phase I: Design & Permitting began in Fiscal Year 2020 and is scheduled to be completed in Fiscal Year 2021. Phase II: Bid & Award, Construction and subsequent Move-In process will be initiated once funding is appropriated: this process is estimated to begin in Fiscal Year 2022 and is scheduled to be completed in Fiscal Year 2024, approximately 20 months after initiation.

Summary of Project Changes: The project schedule has been updated for Fiscal Year 2022 to reflect the anticipated Phase II initiation date. Total project cost increased by \$1.6 million due to revised construction cost estimates.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2022	FY 2022						Unidentified Funding	Project Total
					Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY		
Fleet Services CIP Fund	400676	\$ 919,244	\$ 80,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Unidentified Funding	9999	-	-	-	-	-	-	-	-	-	15,400,000	15,400,000
Total		\$ 919,244	\$ 80,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,400,000	\$ 16,400,000

Unfunded Needs List

Citywide

Project	Project Total	Unidentified Funding	Percent Unfunded	Description
Fleet Operations Facilities / L14002	\$ 9,121,085	\$ 6,792,350	74.47 %	This project will provide needed improvements within the City's Fleet Operations repair facilities. Construction of Phases 3, 5, and 6 is unfunded.
Kearny Mesa Facility Improvements / S20009	\$ 16,400,000	\$ 15,400,000	93.90 %	This project will include tenant improvements to the fire vehicle repair facility located at 8050 Othello Avenue, which will be completed by the lessor with input from the City. The centrally located Kearny Mesa Repair Facility will serve as the primary facility for the repair and maintenance of the City's heavy-duty fire apparatus, as well as a storage facility for the Fire-Rescue Department reserve fleet. Construction is currently unfunded.
Convention Center Phase III Expansion / S12022	\$ 685,011,298	\$ 681,640,478	99.51 %	This project provides for the expansion of the existing San Diego Convention Center. The expansion will increase the existing leasable space by approximately 225,000 square feet of exhibit hall, 101,000 square feet of meeting rooms, and 80,000 square feet of ballrooms for an approximate total of 405,000 square feet. Design and construction phases are unfunded.
Total		\$ 703,832,828		