

Public Works - General Services



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The Public Works - General Services Department's Facilities Division provides maintenance, repair, modernization, and improvement services to over 1,700 municipal facilities encompassing nine million square feet of floor space.

Facilities Division 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. The Public Works - General 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.

2018 CIP Accomplishments

Projects throughout the City completed under the City Facilities Improvements Annual Allocation and managed by the Public Works Department included:

- Carmel Mountain Library Roof Replacement
- San Ysidro Community Center ADA Barrier Removal
- Bay Bridge Community Center ADA Barrier Removal
- Gaslamp Comfort Station ADA Upgrades
- Carmel Valley Recreation Center ADA Upgrades
- Barrio Youth Facilities 2 & 3 ADA Upgrades
- Gaines Street and Napa Street ADA Upgrades
- Pacific Beach Library HVAC & Roof Replacement
- Tierrasanta Recreation Center Roof and HVAC Replacement
- Marston House Roof Replacement
- La Jolla Recreation Center Electrical Upgrades
- Fire Station 14 Roof & HVAC Replacement
- Fire Station 19 Roof & HVAC Replacement
- Police Department Northern Division Generator Upgrade
- Police Department Air Support HVAC & Mechanical Upgrade
- Police Department Central Division HVAC & Mechanical Upgrade
- Police Department Headquarters HVAC & Mechanical Upgrade
- Police Department Northeastern Division HVAC & Mechanical Upgrade
- Police Department Mid-City Parking and Lighting Improvements
- Police Department Western Division Parking and Lighting Improvements

Projects completed under the City Facilities Improvements Annual Allocation and managed by other Departments include:

- Police Department Western Division Generator & HVAC Upgrade
- Police Department Eastern Division Generator Upgrade

2019 CIP Goals

Under the City Facilities Improvements Annual Allocation, the Public Works Department plans to implement the following capital improvement projects:

- City Administration Building Elevator Modernization
- Mira Mesa Library Foundation Repair
- Casa De Balboa Fire Alarm Replacement
- Citywide Roof Replacements
- William Heath Davis House ADA Upgrades
- Fire Station 3 HVAC, Electrical & Plumbing Upgrades

Under the City Facilities Improvements Annual Allocation, other Departments plan to implement the following capital improvement projects:

- Fire Station 9 Kitchen & Dorm Room Remodel
- Public Utilities Facility Upgrades and Improvement Projects

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Public Works - General Services: Capital Improvement Projects

Project	Prior Fiscal Years	FY 2019 Adopted	Future Fiscal Years	Project Total
City Facilities Improvements / ABT00001	\$ 35,619,140	\$ 2,975,000	\$ 194,050,408	\$ 232,644,548
Palm Avenue Transitional Housing / S18003	6,500,000	-	-	6,500,000
Total	\$ 42,119,140	\$ 2,975,000	\$ 194,050,408	\$ 239,144,548

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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 - 2024		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 high-priority city improvements will be completed with this allocation. Funding for this annual allocation will ensure the 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: This annual is anticipated to receive \$2.1 million in Infrastructure Funds, to address deferred maintenance needs at various facilities, which includes roof and HVAC replacements, and complete rehabilitations, \$150,000 in Regional Park Improvements funds for upgrades to the Fire Alarm replacement at Casa De Balboa, and \$500,000 in Water and Sewer Utility CIP funds for preliminary work on PUD facility upgrades and improvement projects. \$7.4 million in Commercial Paper financing was received in Fiscal Year 2018.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2019	FY 2019 Anticipated	FY 2020	FY 2021	FY 2022	FY 2023	Future FY	Unidentified Funding	Project Total
Barrio Logan	400128	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
C.O.-Pueblo Land/Pol. Decentra	400006	178,183	11,817	-	-	-	-	-	-	-	-	190,000
CANYONSIDE RECREATION CENTER	200746	-	200,000	-	-	-	-	-	-	-	-	200,000
Capital Outlay Fund	400002	3,780,745	455,568	-	-	-	-	-	-	-	-	4,236,314
Capital Outlay-Sales Tax	400000	25,888	-	-	-	-	-	-	-	-	-	25,888
Carmel Valley Development Impact Fee	400855	714,909	259,724	-	-	-	-	-	-	-	-	974,634
Centre City DIF-Admin	400122	23,495	1,141,504	-	-	-	-	-	-	-	-	1,165,000
CIP Contributions from General Fund	400265	2,963,602	922,957	-	-	-	-	-	-	-	-	3,886,560
Deferred Maint Revenue 2009A-Project	400624	107,402	-	-	-	-	-	-	-	-	-	107,402
Deferred Maintenance Revenue 2012A-Project	400848	1,077,407	-	-	-	-	-	-	-	-	-	1,077,407
GENERAL FUND COMMERCIAL PAPER NOTES	400869	912	6,859,542	-	-	-	-	-	-	-	-	6,860,455
Grant Fund - Federal	600000	782,056	-	-	-	-	-	-	-	-	-	782,056
Infrastructure Fund	100012	1,158,044	1,068,659	2,325,000	-	12,700,000	15,700,000	14,200,000	-	-	-	47,151,703
Linda Vista Urban Comm	400113	-	165,919	-	-	-	-	-	-	-	-	165,919
Metro Sewer Utility - CIP Funding Source	700009	-	100,000	166,650	-	-	-	-	-	-	-	266,650
Mid City Urban Comm	400114	22,130	267,869	-	-	-	-	-	-	-	-	290,000
Muni Sewer Utility - CIP Funding Source	700008	-	100,000	220,000	-	-	-	-	-	-	-	320,000
PFFA Lease Revenue Bonds 2015A-Projects	400859	1,709,547	-	-	-	-	-	-	-	-	-	1,709,547
PFFA Lease Revenue Bonds 2015B-Project	400860	7,554,225	-	-	-	-	-	-	-	-	-	7,554,225
PFFA Lease Revenue Refunding Bonds 2013A - Project	400853	413,969	-	-	-	-	-	-	-	-	-	413,969
Presidio - Major District	400053	7,172	-	-	-	-	-	-	-	-	-	7,172
Private & Others Contrib-CIP	400264	71,051	18,879	-	-	-	-	-	-	-	-	89,930
Public Safety Training Instructions Fund	200313	-	125,482	-	-	-	-	-	-	-	-	125,482
PV Est-Other P & R Facilities	400221	189,663	131,025	-	-	-	-	-	-	-	-	320,688
PV Est-Penasquitos Library	400222	-	4,234	-	-	-	-	-	-	-	-	4,234
Rancho Bernardo-Fac Dev Fund	400099	5,759	894,240	-	-	-	-	-	-	-	-	900,000
Rancho Bernardo-Pk Dev Fund	400107	-	31,377	-	-	-	-	-	-	-	-	31,377
San Diego Regional Parks Improvement Fund	200391	170,130	616,752	150,000	-	900,000	1,000,000	1,200,000	1,900,000	-	-	5,936,882
San Ysidro Urban Comm	400126	200,000	-	-	-	-	-	-	-	-	-	200,000
SD Unified School Dist-Cap Out	400003	148,225	351,774	-	-	-	-	-	-	-	-	500,000
Torrey Hills Dev Agmt Fund	400209	5,665	456,622	-	-	-	-	-	-	-	-	462,288
Unidentified Funding	9999	-	-	-	-	-	-	-	-	-	146,450,408	146,450,408
Uptown Urban Comm	400121	25,000	-	-	-	-	-	-	-	-	-	25,000
Water Utility - CIP Funding Source	700010	-	-	113,350	-	-	-	-	-	-	-	113,350
Total		\$ 21,335,189	\$ 14,283,950	\$ 2,975,000	\$ -	\$ 13,600,000	\$ 16,700,000	\$ 15,400,000	\$ 1,900,000	\$ -	\$ 146,450,408	\$ 232,644,548

Public Works - General 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:	Continuing	Contact Information:	Grani, Jason
Duration:	2018 - 2020		619-533-7525
Improvement Type:	Betterment		jgrani@sandiego.gov

Description: This project provides for the design and construction of 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 is anticipated to be completed in Fiscal Year 2018. Construction contract awarded for \$5,397,073 on July 31, 2018 and is expected to be completed in Fiscal Year 2019.

Summary of Project Changes: This is a newly published project for Fiscal Year 2019.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2019	FY 2019 Anticipated	FY 2020	FY 2021	FY 2022	FY 2023	Future FY	Unidentified Funding	Project Total
Grant Fund - Federal	600000	\$ 63,770	\$ 6,436,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000
Total		\$ 63,770	\$ 6,436,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000

Public Works - General Services

Project	Project Total	Unidentified Funding	Percent Unfunded	Description
City Facilities Improvements / ABT00001	\$ 232,644,548	\$ 146,450,408	63.0 %	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 the 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		\$ 146,450,408		