

Real Estate Assets - Facilities Services



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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.

2019 CIP Accomplishments

Projects throughout the City completed by READ - Facilities Services Division annual allocation included:

- ADA Accessibility Improvements Group I
- City Administration Building Heating Coils
- Fire Station 9 New Kitchen and Dorm Room Construction
- Fire Station 40 – Generator Replacement
- Mira Mesa HVAC Replacement
- Museum of Art Elevator Modernization
- Rancho Bernardo Park Comfort Station ADA
- San Diego Fire-Rescue Department Training Asbestos Tile Abatement
- San Ysidro Community and Recreation Center-ADA Barrier Removal
- Torrey Hills Neighborhood Park Comfort Station ADA
- William Heath Davis House ADA Accessibility Modification

2020 CIP Goals

READ - Facilities Services Division plans to implement the following capital improvement projects:

- Mingei Dome Replacement
- Public Utilities Facility Upgrades and Improvement Projects
- Ridgehaven Roof and HVAC Replacement



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Real Estate Assets - Facilities Services: Capital Improvement Projects

Project	Prior Fiscal Years	FY 2020 Adopted	Future Fiscal Years	Project Total
City Facilities Improvements / ABT00001	\$ 32,751,746	\$ 3,064,500	\$ 87,401,000	\$ 123,217,246
Palm Avenue Transitional Housing / S18003	6,500,000	-	-	6,500,000
Total	\$ 39,251,746	\$ 3,064,500	\$ 87,401,000	\$ 129,717,246

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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: In Fiscal Year 2020 this annual received \$964,500 in Infrastructure Funds, for MLK Recreation Center Moisture Intrusion, Rancho Penasquitos Library Skylight Replacement, and City Heights Pool Reconstruction and \$100,000 in CIP Contributions from General Fund, for North Kellogg Comfort Station Repairs. It also received \$2 million in Refuse Disposal Funds to replace the roofing system, HVAC system, and additional energy upgrades at the Environmental Services Department Ridgehaven office building.

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Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2020	FY 2020 Anticipated	FY 2021	FY 2022	FY 2023	FY 2024	Future FY	Unidentified Funding	Project Total
C.O.-Pueblo Land/Pol. Decentra	400006	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000
Canyonside Recreation Center	200746	-	200,000	-	-	-	-	-	-	-	-	200,000
Capital Outlay Fund	400002	3,957,046	1,809,877	-	-	-	-	-	-	-	-	5,766,923
Capital Outlay-Sales Tax	400000	25,889	-	-	-	-	-	-	-	-	-	25,889
Carmel Valley Development Impact Fee	400855	820,395	8,264	-	-	-	-	-	-	-	-	828,659
Centre City DIF-Admin	400122	37,303	1,127,697	-	-	-	-	-	-	-	-	1,165,000
CIP Contributions from General Fund	400265	2,116,466	3,595,631	100,000	-	-	-	-	-	-	-	5,812,097
Deferred Maint Revenue 2009A-Project	400624	52,108	-	-	-	-	-	-	-	-	-	52,108
Deferred Maintenance Revenue 2012A-Project	400848	297,932	-	-	-	-	-	-	-	-	-	297,932
Fire and Lifeguard Facilities Fund	200228	133,214	57	-	-	-	-	-	-	-	-	133,271
General Fund Commercial Paper Notes	400869	1,657,848	1,064,902	-	10,568,212	-	-	-	-	-	-	13,290,963
Infrastructure Fund	100012	2,150,473	1,928,094	964,500	-	8,954,250	4,060,000	-	-	-	-	18,057,317
Linda Vista Urban Comm	400113	-	165,919	-	-	-	-	-	-	-	-	165,919
Metro Sewer Utility - CIP Funding Source	700009	-	266,650	-	-	-	-	-	-	-	-	266,650
Mid City Urban Comm	400114	59,302	230,698	-	-	-	-	-	-	-	-	290,000
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	442,273	-	-	-	-	-	-	-	-	-	442,273
PFFA Lease Revenue Bonds 2015B-Project	400860	5,829,443	-	-	-	-	-	-	-	-	-	5,829,443
PFFA Lease Revenue Refunding Bonds 2013A - Project	400853	29,023	-	-	-	-	-	-	-	-	-	29,023
Private & Others Contrib-CIP	400264	88,056	1,875	-	-	-	-	-	-	-	-	89,931
Public Safety Training Instructions Fund	200313	-	125,483	-	-	-	-	-	-	-	-	125,483
PV Est-Other P & R Facilities	400221	227,094	93,595	-	-	-	-	-	-	-	-	320,689
PV Est-Penasquitos Library	400222	-	4,234	-	-	-	-	-	-	-	-	4,234
Rancho Bernardo-Fac Dev Fund	400099	48,202	718,798	-	-	-	-	-	-	-	-	767,000
Rancho Bernardo-Pk Dev Fund	400107	-	31,377	-	-	-	-	-	-	-	-	31,377
Refuse Disposal CIP Fund	700040	-	-	2,000,000	-	-	-	-	-	-	-	2,000,000
San Diego Regional Parks Improvement Fund	200391	285,075	1,481,808	-	-	-	-	-	-	-	-	1,766,883
SD Unified School Dist-Cap Out	400003	324,699	175,301	-	-	-	-	-	-	-	-	500,000
Torrey Hills Dev Agmt Fund	400209	38,881	423,407	-	-	-	-	-	-	-	-	462,288
Unidentified Funding	9999	-	-	-	-	-	-	-	-	-	63,818,538	63,818,538
Water Utility - CIP Funding Source	700010	-	113,350	-	-	-	-	-	-	-	-	113,350
Total		\$ 18,810,722	\$ 13,941,024	\$ 3,064,500	\$ 10,568,212	\$ 8,954,250	\$ 4,060,000	\$ -	\$ -	\$ -	\$ 63,818,538	\$ 123,217,246

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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 619-533-7525 jgrani@sandiego.gov
Duration:	2018 - 2020		
Improvement Type:	Betterment		

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 is expected to be completed in Fiscal Year 2019.

Summary of Project Changes: The project schedule has been updated for Fiscal Year 2020.

Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2020	FY 2020 Anticipated	FY 2021	FY 2022	FY 2023	FY 2024	Future FY	Unidentified Funding	Project Total
Grant Fund - Federal	600000	\$ 4,843,662	\$ 1,656,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000
Total		\$ 4,843,662	\$ 1,656,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000

Real Estate Assets - Facilities Services

Project	Project Total	Unidentified Funding	Percent Unfunded	Description
City Facilities Improvements / ABT00001	\$ 123,217,246	\$ 63,818,538	51.79 %	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		\$ 63,818,538		