

Real Estate Assets - Facilities Services



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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 READ - Facilities Services 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 program 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.

2021 CIP Accomplishments

The following projects were completed in Fiscal Year 2021:

- Mingei Museum Dome Waterproofing
- San Diego Library Boiler Replacement
- Pacific Library HVAC Replacement
- Fire Station 3 HVAC Replacement

2022 CIP Goals

The following projects are anticipated to be completed in Fiscal Year 2022:

- Santa Clara Junior Lifeguard Training Facility Installation
- Martin Luther King Recreation Center Moisture Intrusion
- Tierrasanta Pool Stairway Replacement
- Canyonside Community Park HVAC System Installation



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Real Estate Assets - Facilities Services: Capital Projects

Project	Prior Fiscal Years	FY 2022 Proposed	Future Fiscal Years	Project Total
City Facilities Improvements / ABT00001	\$ 31,810,808	\$ 650,000	\$ 473,250,000	\$ 505,710,808
Palm Avenue Transitional Housing / S18003	6,500,000	-	-	6,500,000
Total	\$ 38,310,808	\$ 650,000	\$ 473,250,000	\$ 512,210,808



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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:	Leos, Amanda
Duration:	2010 - 2040		619-525-8535
Improvement Type:	Betterment		avleos@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, and facility expansions.

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: \$554,101 was removed from this project via City Council Resolution in Fiscal Year 2021.

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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
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	3,915,094	1,368,229	-	-	-	-	-	-	-	-	5,283,324
Capital Outlay-Sales Tax	400000	18,812	-	-	-	-	-	-	-	-	-	18,812
CC-Fire Station DIF	400658	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000
Centre City Contribution to City Tax Increment	200633	650,213	-	-	-	-	-	-	-	-	-	650,213
CIP Contributions from General Fund	400265	4,084,450	453,529	350,000	-	-	-	-	-	-	-	4,887,979
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	1,105,000	33,165	-	-	569,590	1,963,180	-	-	-	-	3,670,935
Financing	9300	-	-	-	9,909,142	6,563,670	3,000,000	3,000,000	3,000,000	-	-	25,472,812
Fire and Lifeguard Facilities Fund	200228	-	28,760	-	-	-	-	-	-	-	-	28,760
General Fund Commercial Paper Notes	400869	2,295,752	4,810	-	-	-	-	-	-	-	-	2,300,561
Grant Fund - Federal	600000	-	1,800,000	-	-	-	-	-	-	-	-	1,800,000
Infrastructure Fund	100012	4,482,732	538,631	-	-	-	-	-	-	-	-	5,021,363
Junior Lifeguard Program Fund	200373	-	250,000	-	-	-	-	-	-	-	-	250,000
Library System Improvement Fund	200209	-	-	-	-	45,445	45,445	45,445	45,445	45,445	-	227,225
Linda Vista Urban Comm	400113	10,192	155,727	-	-	-	-	-	-	-	-	165,919
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	320,689	-	-	-	-	-	-	-	-	-	320,689
PV Est-Penasquitos Library	400222	-	4,234	-	-	-	-	-	-	-	-	4,234
Rancho Bernardo-Fac Dev Fund	400099	-	691,637	-	-	-	-	-	-	-	-	691,637
Rancho Bernardo-Pk Dev Fund	400107	-	31,377	-	-	-	-	-	-	-	-	31,377
Recycling Fund CIP Fund	700049	-	-	300,000	-	-	-	-	-	-	-	300,000
Refuse Disposal CIP Fund	700040	30,549	1,969,451	-	-	-	-	-	-	-	-	2,000,000
San Diego Regional Parks Improvement Fund	200391	861,198	1,435,685	-	100,000	-	2,231,492	3,500,000	1,500,000	-	-	9,628,375
SD Unified School Dist-Cap Out	400003	500,000	-	-	-	-	-	-	-	-	-	500,000
Tierrasanta - DIF	400098	-	-	-	-	50,000	-	-	-	-	-	50,000
Torrey Hills Dev Agmt Fund	400209	-	422,679	-	-	-	-	-	-	-	-	422,679
Unidentified Funding	9999	-	-	-	-	-	-	-	-	-	436,689,708	436,689,708
Total		\$ 22,274,236	\$ 9,536,571	\$ 650,000	\$ 9,955,135	\$ 7,228,705	\$ 8,240,117	\$ 6,545,445	\$ 4,545,445	\$ 45,445	\$ 436,689,708	\$ 505,710,808

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 began and was completed in Fiscal Year 2018. Construction began in Fiscal Year 2019 and was completed in Fiscal Year 2020. The warranty phase of this project will be completed in Fiscal Year 2022.

Summary of Project Changes: The project schedule has been updated for Fiscal Year 2022. This 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 Anticipated	FY 2023	FY 2024	FY 2025	FY 2026	Future FY	Unidentified Funding	Project Total
Grant Fund - Federal	600000	\$ 6,467,534	\$ 32,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000
Total		\$ 6,467,534	\$ 32,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000

Real Estate Assets - Facilities Services

Project	Project Total	Unidentified Funding	Percent Unfunded	Description
City Facilities Improvements / ABT00001	\$ 505,710,808	\$ 436,689,708	86.35 %	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		\$ 436,689,708		