

1040148000—Public Improvement

Capital Maintenance & Improvements Marcia Cunningham, General Services Director

Special Revenue Fund	2017-2018 Actual	2018-2019 Adjusted	2019-2020 Requested	2019-2020 Recommended	Increase/ (Decrease)
Expenditures					
<i>Centrally-Budgeted Expenses</i>	\$0	\$0	(\$82,405)	(\$82,405)	(\$82,405)
<i>Fixed Assets</i>	5,510,570	19,652,560	13,154,562	13,154,562	(6,497,998)
<i>Operating Transfers Out</i>	0	40,000	0	0	(40,000)
<i>Total Appropriations</i>	\$5,510,570	\$19,692,560	\$13,072,157	\$13,072,157	(\$6,620,403)
Earned Revenues By Source					
<i>Interest/Rents</i>	\$1,390,278	\$1,397,451	\$2,291,597	\$2,291,597	\$894,146
<i>Aid From Other Governments</i>	0	500,000	0	0	(500,000)
<i>Operating Transfers In</i>	12,274,487	11,975,192	6,521,754	6,521,754	(5,453,438)
<i>Other Financing Source</i>	675,415	56,082	56,082	56,082	0
<i>Fund Balance</i>	(8,829,610)	5,763,835	4,202,724	4,202,724	(1,561,111)
<i>Total Revenues</i>	\$5,510,570	\$19,692,560	\$13,072,157	\$13,072,157	(\$6,620,403)
Net County Cost	\$0	\$0	\$0	\$0	\$0

- Operating Transfers In includes a Tobacco Settlement Fund Contribution of \$5,110,000 for 2019-2020.

Purpose

The Public Improvement budgets for projects (#1040148000 and #1040148300) provide funding for new construction, building alterations, property acquisition, park improvements, facility planning, and major maintenance or equipment replacement. Project phases typically include scope development and programming, design/engineering, solicitation and award of bids, construction, and project acceptance.

Completion time for a capital project may be longer than a single fiscal year, depending on the complexity and magnitude. Funds for projects still in progress at the end of the fiscal year are either multiyear projects or are already contractually obligated and are re-budgeted in order to complete work in the new fiscal year. As a result, the budget includes appropriations re-budgeted from the prior fiscal year for projects in progress and new appropriations supported with either project-specific revenue or discretionary funding.

Following the close of the fiscal year, adjustments may be required to reconcile budgeted amounts with actual revenues and expenditures incurred during the prior fiscal year. The budget narrative includes projects administered by General Services.

Program Discussion

The 2019-2020 recommended budget for Public Improvement totals \$13,072,157, which is a decrease of \$6,620,403 from the 2018-2019 adjusted budget. The decrease is primarily attributable to reduced total budget appropriations for projects based on the actual work to be completed within the fiscal year. The budget includes approximately \$5.6 million for 9 projects with only re-budgeted funds; approximately \$1.5 million in combination of re-budgeted and augmented funds for 4 existing projects; and approximately \$6.1 million for 19 proposed projects with new appropriations.

In 2018-2019, it is anticipated that 53 projects will have been completed totaling approximately \$4.9 million, which is a 47% increase from the 36 projects completed in 2017-2018. For 2019-2020, approximately 100 facility-related budget requests were submitted by departments, totaling approximately \$20.2 million. Criteria for funding consideration for projects include safety and security; reduction in maintenance, utility, and/or operating costs; justification; and the availability of department matching funds. When possible, multiple requests may be combined; e.g., Countywide security improvements. Four complex multiyear projects that will be re-budgeted include: new morgue and office space at \$2.0 million; Public Health

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Services Facility Replacement at approximately \$800,000; and County Facilities Master Planning at approximately \$500,000. The County Detention and Program Facility pursuant to Senate Bill (SB) 1022 has been re-budgeted with approximately \$1.5 million of remaining funding from the initial appropriation of \$4.3 million in 2013-2014. All other projects that will be re-budgeted are anticipated to be contractually obligated.

Projects are funded by interest earnings, rents, Tobacco Settlement monies, reimbursement from departments with specific projects, and the Capital Outlay Fund. Tobacco Settlement (#1010805000) funds are allocated 50% for Health Care-Related Facilities; 20% for Capital Improvements, 20% for Information Systems Division (#8240000000), and 10% for Delta Activities (#2023070000). For 2019-2020, this represents \$3,650,000 in reserve for future Health Care-Related Facilities and \$1,460,000 to be used for Capital Improvement projects.

Approximately \$59.4 million of the Capital Outlay Fund balance has not been recommended for appropriation at this time pending additional analysis to determine the viability of a number of projects.

Capital Outlay Fund Balance	Approx. \$ Million
<i>Associated with past allocations for healthcare-related facilities including the 2019-2020 allocation of \$3.7 million of Tobacco Settlement funds.</i>	\$32.7
<i>Associated with past allocations for future Law and Justice facilities.</i>	9.4
<i>Programmed for the anticipated construction cost of the New Morgue and Office Space facility.</i>	10.0
<i>Remaining is unprogrammed.</i>	7.3
Total	\$59.4

Funding is not recommended at this time for 56 requested projects totaling approximately \$12.2 million. Fourteen, or approximately 25%, of the unfunded project requests, did not provide a requested funding amount.

The following are descriptions of certain proposed projects recommended for funding in 2019-2020.

New Construction & Facility Planning (\$5.7 million)

- **County Detention and Program (SB 1022) Facility** - To fund the design, engineering, and construction of new medium security housing units and program facility to replace the existing Honor Farm barracks.

- **County Facilities Master Planning** - To fund master planning for various County departments and facilities.
- **District Attorney’s (DA) Office Program Development and Space Planning** - To fund the development of programming and space planning for the DA Office for possible new construction.
- **Emergency Medical Services (EMS) Facility Replacement** - To fund master planning for a replacement facility for EMS to accommodate office space, training/meeting space, medical supply cache storage management, and Health Care Services Agency (HCSA) offices.
- **New Morgue and Office Space** - To fund the design and engineering costs as a precursor to the construction of a replacement morgue and office space facility.
- **Public Health Services (PHS) Facility Replacement** - To fund the design, engineering, and construction cost of a replacement PHS facility.

Existing Facilities (\$7.5 million)

- **222 E. Weber Avenue Building Repairs** - To fund continuing design, engineering, and construction costs for repairs and remaining DA’s Office modifications.
- **Americans with Disabilities Act (ADA) Building Upgrades** - To address and ensure building compliance with ADA regulations within available funding. Select areas at the Agricultural Center, Canlis Building, Micke Grove Zoo, and Taft Community Center will be new projects for 2019-2020.
- **Administration Building 3rd & 5th Floor Reconfiguration for the DA’s Office** - To fund design and engineering for the development of construction documents to reconfigure spaces for the DA’s Office.
- **Canlis Building Day Reporting Center Remodel** - To fund the construction costs associated with remodeling select 1st floor Canlis Building spaces into four separate classrooms, with an exterior access, so clients outside of the Day Reporting Center can use the space for programming.
- **Facility Parking Lot Repairs** - To fund continuing construction costs to repair parking lots at County-owned facilities based on safety and high-priority need to be identified in the Countywide Parking Lot Repair Plan within available funding. The Oak Grove Regional Park project contract will carry over, and the Sheriff’s Office Administration Building - Phase One will be a new project for 2019-2020.
- **Facility Flooring Replacements** - To fund continuing construction costs to replace flooring at County-owned

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facilities based on safety and high priority need to be identified in the Countywide Facility Flooring Replacement Plan within available funding. The Canlis Building, Community Development Department, Honor Farm Program Core Administration Office, Sheriff's Administration - Phase Three, Sheriff's Jail Compound - Phase Three, and the Sheriff's Gun Range Classroom will be new projects for 2019-2020.

- **Honor Farm Water Softener Replacement** - To fund the replacement of the existing Honor Farm water softening system.
- **Honor Farm 124 Barracks Security Lighting Upgrade Phase One** - To fund the replacement of lights in the 124 barracks on the Honor Farm with vandal resistant, high efficiency, light-emitting diode (LED) light fixtures.
- **Mary Graham Children's Shelter Playground Repairs** – To fund repairs to Mary Graham Children's Shelter's five exterior play areas equipped with play equipment that are installed on rubber flooring.
- **Delta Shelter Septic Upgrades** – To fund upgrades to increase the leach field/septic tank capacity at the Micke Grove Regional Park Delta Shelter, which is continually approaching, or at, maximum capacity.
- **Micke Grove Regional Park Gate Installation** - To fund the construction and installation of new gates at entrances to Micke Grove Park.
- **Micke Grove Regional Park Japanese Garden Fence Repair** - To fund the repairs to the fence and surrounding area along the Japanese Garden perimeter at Micke Grove Park.
- **Micke Grove Memorial Building Roof Replacement** - To fund the repair and replacement of over 11,800 square feet of asphalt rolled roof on the Memorial Building at Micke Grove.
- **Micke Grove Zoo Gardner Mediterranean Aviary (GMA) Mesh Replacement** - To fund the replacement of GMA mesh at Micke Grove Zoo.
- **Public Works Road Maintenance Locks Replacement** - To fund the replacement of existing locks with electronic locks (key fob access) on the Road Maintenance building.
- **Coleman Range Facility Improvements** - To fund the programming, concept design development, and budget estimate for a multi-phase range improvement and expansion project for the San Joaquin County Sheriff's Office Coleman Range.
- **Jail Cells Emergency Lights Replacement** - To fund the replacement of "Nurse Call" Emergency lights above Cells and Interview Rooms in Intakes 1,2,3,4, Sheltered Housing, and Interview Rooms in South Jail Housing Units 1-8, with a vandal resistant, LED indicator light.
- **Jail Cells/Showers Heating, Ventilation, and Air Conditioning (HVAC) Vent Upgrades** - To fund the upgrades to bring the vents that are installed within the six general population-housing units and the two administrative segregation units to current Title 24 standards to be ligature resistant.

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Estimated Capital Outlay Fund Balance at the Beginning of the 2019-2020 Fiscal Year: \$76,892,108

	Capital Outlay Funding	Department /Grant Funding	Other Funding	Total 2019-2020 Recommended
<i>New Construction & Facility Planning</i>				
<i>County Detention (SB 1022) Facility</i>	\$1,541,588			\$1,541,588
<i>Capital Projects Contingency</i>	150,000			150,000
<i>County Facilities Master Planning</i>	500,000			500,000
<i>Capital Project Planning & Development</i>	65,000		60,000	125,000
<i>DA Office Program Development & Space Planning</i>	280,000			280,000
<i>EMS/HCSA Facility Replacement</i>		300,000		300,000
<i>New Morgue and Office Space</i>	2,000,000			2,000,000
<i>PHS Facility Replacement</i>	801,720			801,720
<i>Total New Construction & Facility Planning</i>	\$5,338,308	\$300,000	\$60,000	\$5,698,308
<i>Existing Facilities</i>				
<i>222 E. Weber Avenue Bldg Repairs</i>	155,000			155,000
<i>ADA Building Upgrades</i>	475,000		140,000	615,000
<i>Admin Building Floors 3 & 5 - DA Reconfiguration</i>	150,000			150,000
<i>Canlis Building Day Reporting Center Remodel</i>		603,254		603,254
<i>County Facility Exterior Paint & Repairs</i>	150,000		100,000	250,000
<i>Countywide Security Improvements</i>	65,000	100,000	330,000	495,000
<i>Countywide Unanticipated Major Repairs</i>			300,000	300,000
<i>Facility Parking Lot Repairs</i>			670,000	670,000
<i>Facility Flooring Replacements</i>		250,000	500,000	750,000
<i>Honor Farm</i>				
<i>Water Softener Replacement</i>			50,000	50,000
<i>124 Barracks Security Lighting Upgrade (Phase I)</i>			85,000	85,000
<i>Human Services Agency</i>				
<i>Mary Graham Children's Shelter Playground Repairs</i>		58,500	31,500	90,000
<i>Juvenile Probation Camp Peterson Landscaping Imp.</i>		25,000		25,000
<i>Micke Grove</i>				
<i>Delta Shelter Septic Upgrade</i>			65,000	65,000
<i>Gate Installation</i>			250,000	250,000
<i>Japanese Garden Fence Repairs</i>			90,000	90,000
<i>Memorial Building Roof Replacement</i>			450,000	450,000
<i>Zoo GMA Mesh Repairs</i>			50,000	50,000

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	Capital Outlay Funding	Department /Grant Funding	Other Funding	Total 2019-2020 Recommended
<i>Public Works Road Maintenance Lock Replacement</i>		\$75,000		\$75,000
<i>Sheriff's Office</i>				
<i>Coleman Range Facility Improvement</i>			50,000	50,000
<i>Jail Cells Emergency Light Replacement</i>			60,000	60,000
<i>Jail Central Control Upgrades</i>	20,000			20,000
<i>Preliminary Engineering</i>				
<i>Jail Cells>Showers HVAC Vent Retrofit</i>	1,581,000		302,000	1,883,000
<i>Underground Fuel Tanks Monitoring</i>			225,000	225,000
<i>Total Existing Facilities & Park Projects</i>	\$2,596,000	\$1,111,754	\$3,748,500	\$7,456,254
<i>Total Public Improvement Budget</i>	\$7,934,308	\$1,411,754	\$3,808,500	\$13,154,562
<i>Capital Outlay Fund</i>				
<i>Unprogrammed</i>				
<i>Health Care Facilities</i>				\$32,673,516
<i>Law and Justice Facilities</i>				9,435,179
<i>Capital Outlay Fund</i>				7,343,722
<i>Programmed</i>				
<i>Law and Justice Facilities</i>				10,000,000
				\$59,452,417
<i>Total Capital Outlay Fund</i>				\$72,606,979

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Revenue Analysis

Funding for the Public Improvement budget is derived from a combination of fund balance and revenue sources outlined

below. The budget assumed the collection of most revenues in 2018-2019; however, those revenues not received by June 30, 2019, will be adjusted and included as revenue estimates for 2019-2020.

Revenue Description	2018-2019 Approved	2019-2020 Recommended	Increase/ (Decrease)
Fund Balances			
Re-budgeted	\$16,562,560	\$5,838,949	(\$10,723,611)
Capital Outlay Fund	(423,533)	2,013,775	2,437,308
Reserve for Law & Justice Facilities	(2,500,000)	0	2,500,000
Tobacco Settlement/Health Care Facilities	(3,650,000)	(3,650,000)	0
Total Fund Balances	\$9,989,027	\$4,202,724	(\$5,786,303)
Interest Earnings			
Capital Outlay Fund	\$1,142,000	\$2,000,000	\$858,000
Total Interest Earnings	\$1,142,000	\$2,000,000	\$858,000
Rents			
Veterans Affairs Clinic	\$255,451	\$291,597	\$36,146
Total Rents	\$255,451	\$291,597	\$36,146
Repayments			
Klein Property Purchase	\$56,082	\$56,082	\$0
Total Repayments	\$56,082	\$56,082	\$0
Aid From Other Governments			
State Construction Fund	\$500,000	\$0	(\$500,000)
Total Aid From Other Governments	\$500,000	\$0	(\$500,000)
Operating Transfers In			
Human Services Agency	\$0	\$58,500	\$58,500
Local Tobacco Settlement	5,110,000	5,110,000	0
Law & Justice Facilities	2,500,000	0	(2,500,000)
Community Development Department	0	100,000	100,000
Emergency Medical Services	0	300,000	300,000
Probation	0	878,254	878,254
Public Works	25,000	75,000	50,000
Mental Health Fund	75,000	0	(75,000)
Total Operating Transfers	\$7,710,000	\$6,521,754	(\$1,188,246)
Total Revenue Available	\$19,652,560	\$13,072,157	(\$6,580,403)