

# CITY OF PLACERVILLE



## PROPOSED CAPITAL IMPROVEMENT PROGRAM BUDGET 2019/2020



# CAPITAL IMPROVEMENT PROGRAM POLICY

Each year the City faces the challenge of meeting infrastructure and equipment needs with limited financial resources. The Capital Improvement Program Budget is designed to address the large financial investment that is required to maintain and expand public facilities and infrastructure. Ongoing service delivery can be assured only if adequate consideration is given to capital needs including capital asset replacement. If the City were to fail to maintain its capital assets, facilities and infrastructure will deteriorate until costly, constant maintenance is required, service levels are threatened, and community growth stagnates or even declines.

- In contrast to the Operating Budget, the Capital Improvement Program is a multi-year planning document. With respect to capital projects, it sets our goals for the next few years within what we believe to be realistic revenue projections.
- Capital assets are defined as a new or rehabilitated physical asset that is nonrecurring, has a useful life of five years or more, and is expensive to purchase. Capital projects are undertaken to acquire a capital asset. Examples of capital projects include construction of public facilities, major street improvements, and the acquisition of large pieces of equipment.
- Each project, shown within this document, indicates the potential funding sources based upon a number of restrictions that are common to local government revenue sources. As an example, we can build roads with gas tax funds and development impact funds, but not with park development funds.
- The funding strategy for the capital improvement program is to use all available restricted funds before general capital improvement funds. This maintains the City's flexibility to fund priority projects without regard to the source of revenues.
- Because of limited resources, the City's strategy during the last several years has been to contribute any carry-over from the prior year's operating budget to the General Capital Improvements Fund. This is the only true source of unrestricted capital improvement funds within the City. With the backlog of building maintenance projects, the City's goal is to someday allocate a percentage of sales tax revenues to be used only for capital improvements. This will assure long-term financial health of the City.

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# **2019/2020 CAPITAL IMPROVEMENT PROGRAM PROJECTS**

## **Storage Container for Recreation Supplies (CIP #42001)**

### ***DESCRIPTION:***

The City's Community Services Department has been renting a 10 ft. x 25 ft. storage shed at Placerville Self Storage since 2004. This shed stores a variety of recreation equipment. The cost of the shed rental is \$225 per month/\$2,700 per year and is anticipated to increase next year. Staff recommends purchasing a used 20 ft. x 8 ft. Aztec Storage container to put in the Corporation Yard, next to an existing one. This storage unit has side vents and cargo doors at one end.

### ***COST SUMMARY:***

Contract Services	\$ 4,100
Contingency	<u>410</u>
Total Estimate	<u>\$ 4,510</u>

### ***POTENTIAL FUNDING SOURCES:***

General Fund	\$ 4,510
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

After the initial purchase, the City will save \$2,700 plus per year on storage rental.

### ***ALTERNATIVES:***

Defer the project and continue to rent storage unit.

## **Corporation Yard Building Improvements and Maintenance (CIP #42002)**

### ***DESCRIPTION:***

This project will improve the existing condition of buildings and facilities located within the City's Corporation Yard. The buildings and facilities located at the Corporation Yard are some of the City's oldest and most in need of repair. This project would provide repairs to cracked concrete floors that flood during rain storms. It would repair internal ceilings that are made of particle board and regularly fall down and update storage cabinets. This also provides painting after repairs have been made

In addition to the improvements listed above, a covered storage would also be built over the materials bin that houses cold patch asphalt, road base, and sand used for plowing. During storms crews regularly have issues with sand freezing in sanders once it is wet. In the past crews have used tarps, but they regularly leak, and quickly degrade in the outdoor elements. The covered storage would also be used to cover cones, barricades, and traffic control devices that are currently exposed to the elements.

### ***COST SUMMARY:***

Sheetrock/Ceiling Repair	\$ 7,500
Floor Drain Repairs	7,500
Metal Covered Storage	24,000
Asphalt/ Concrete Repairs	15,000
Painting	<u>6,000</u>
Subtotal	<u>60,000</u>
Total Estimate	<u>\$60,000</u>

### ***POTENTIAL FUNDING SOURCES:***

General Fund	\$18,180
Water Enterprise Fund	22,494
Sewer Enterprise Fund	19,326

### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

The above listed improvements will greatly increase the lifespan of the equipment, buildings, facilities located in the Corporation Yard. It will also increase the response time and efficiency of the Public Works crews so that they can focus on working on water, sewer, and streets issues as opposed to working on aging buildings.

### ***ALTERNATIVES:***

Defer the project.

## **Broadway Maintenance Project – From Mosquito Road to Schnell School Road (CIP #42003)**

### ***DESCRIPTION:***

The roadway condition of Broadway located in the City right-of-way spans from the intersection of Mosquito Road and Main Street to Schnell School Road is in need of rehabilitation. The project proposes to address failed pavement conditions using a combination of pavement repairs, grind and overlay, crack seal, and slurry as determined through field assessment. Utilities within Broadway will be partially assessed and necessary repairs will need to be addressed prior to paving. Lining of select sewer manholes is anticipated for reduction of inflow and infiltration (I&I).

### ***COST SUMMARY:***

Construction	\$540,000
Engineering	30,000
Environmental Document	5,000
Inspection/Testing	<u>25,000</u>
Subtotal	600,000
Contingency	<u>80,000</u>
Total Estimate	<u>\$680,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Measure L Fund	\$625,000
Measure H Fund	55,000

### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project is anticipated to reduce annual maintenance and operational costs of Broadway for the estimated project service life of 10 years or more.

### ***ALTERNATIVES:***

Defer the project and risk further deterioration of the road and potential increase in liability claims.

## **Storm Drain Replacement at the Intersection of Broadway and Schnell School Road (CIP #42004)**

### ***DESCRIPTION:***

As part of the City's Upper Broadway Bike Lanes Project, the City's utilities were assessed within the project limits. Those items that could be covered by the project's Federal funding source as an eligible project cost have been included. Unfortunately, there is a large segment of the City's storm drain system at the intersection of Broadway and Schnell School Road that is deteriorating and very undersized for existing conditions. This project would replace that minor system in advance of the construction and paving work included in the bike lanes project. There are also some minor sewer improvements to reduce inflow and infiltration (I&I) needed in the intersection as well and will be included as part of this project.

### ***COST SUMMARY:***

Engineering and Project Management	\$30,000
Environmental Document	1,000
Inspection/Testing	9,000
Construction	<u>230,000</u>
Subtotal	270,000
Contingency	<u>30,000</u>
Total Estimate	<u>\$300,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Measure L Fund	\$250,000
Measure H Fund	50,000

### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project is anticipated to reduce annual maintenance and operational costs of Broadway during heavy rain events and regular operations for the estimated project service life of 50 years or more.

### ***ALTERNATIVES:***

Defer the project and risk further deterioration of the storm drain and sewer systems and ultimately, the roadway condition along with potential increases in claims.

## **Small Center Street Parking Lot Rehabilitation (CIP #42005)**

### ***DESCRIPTION:***

The Small Center Street Parking Lot is located directly across Center Street from City Hall and is utilized by local business through leased and regular use parking. The existing condition of the parking lot has degraded beyond repair and needed improvements include grind and hot mix asphalt paving of the existing lot and restriping per the existing configuration.

### ***REVISED COST SUMMARY:***

Construction	\$10,000
Contingency	<u>2,000</u>
Total Estimate	<u>\$12,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Downtown Parking District Fund	\$12,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

None.

### ***ALTERNATIVES:***

Defer the project and risk receipt of claims from the degraded condition of the parking lot.

## **Center Street Parking Structure Maintenance (CIP #42006)**

### ***DESCRIPTION:***

The Center Street Parking Structure located adjacent to City Hall at Stagecoach Alley is in need of maintenance and the establishment of a routine maintenance schedule. This project will establish an annual amount of funding dedicated to needed improvements including, but not limited to, replacement of joints, joint seals, resurfacing, and installation of restraints and supports at the vehicle ramps.

### ***REVISED COST SUMMARY:***

Construction/Maintenance	<u>\$20,000</u>
Total Estimate	<u>\$20,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Downtown Parking District Fund	\$20,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

None.

### ***ALTERNATIVES:***

Defer the project and risk receipt of claims from the degraded condition of the parking structure.

## **Water Valve Replacement (CIP #42007)**

### ***DESCRIPTION:***

The City's water distribution system requires continuous maintenance and care. Upon assessment of the system, multiple areas of the system are in need of valve replacement to allow better control of the system in the event of a water main break or an emergency. This project proposes to replace valves within areas of the system where the main piping is still in good condition, but the valves have become either unreliable or non-operational.

### ***COST SUMMARY:***

Engineering and Project Management	\$20,000
Environmental Document	1,000
Inspection/Testing	9,000
Construction	<u>100,000</u>
Subtotal	130,000
Contingency	<u>20,000</u>
Total Estimate	<u>\$150,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Measure L Fund	\$150,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project is anticipated to reduce annual maintenance and operational costs of select areas of the water distribution system for the estimated project service life of 20 years or more.

### ***ALTERNATIVES:***

Defer the project and risk further deterioration and inability to operate or control the water distribution system.

## **Water Reclamation Facility Pressure Filter Replacement (CIP #42008)**

### ***DESCRIPTION:***

The City's Hangtown Creek Water Reclamation Facility utilizes pressure filters as part of the processing for the Modular Treatment Units. A total of four (4) pressure filters are operational and in need of replacement. Two of the pressure filters will be able to be included under existing budget as part of the Modular Treatment Unit #1 Servicing Project (CIP #41901), leaving the other two pressure filters due for replacement.

### ***COST SUMMARY:***

Engineering and Project Management	\$2,000
Environmental Document	1,000
Inspection/Testing	2,000
Construction	<u>53,000</u>
Subtotal	58,000
Contingency	<u>2,000</u>
Total Estimate	<u>\$60,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Measure H Fund \$60,000

### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project is anticipated to reduce annual maintenance and operational costs of treatment processing at the Water Reclamation Facility for the estimated project service life of 10 years or more.

### ***ALTERNATIVES:***

Defer the project and risk further deterioration of the pressure filters that will cause additional subsequent maintenance concerns in other areas of the plant's operations.

## **Water Reclamation Facility Storage Building Roof Replacement (CIP #42009)**

### ***DESCRIPTION:***

The bulk of City records and archives are stored in the old operations building located at the Water Reclamation Facility (WRF), better known as Building 11. Storage of records here allows staff to easily access documents as needed with the benefit of not paying for a remote storage facility. The building's roof was replaced in the mid 1990's and is the second roof that has been installed on this building. In the spring of this year, a leak developed and damaged some City records. The roof is in extremely poor condition and is failing in certain areas. It may not survive more than one more winter. The old operations building houses the City's archival records and files. The City stores records, ledgers and files going back to the 1850's. These are historical documents that need to be preserved in a safe environment. This building also houses the plant's secondary digester heating source. If the main digester heating goes offline, then the secondary boiler will be used and that is in this building. It is critical that we maintain the integrity of this building by maintaining its roof. This request was originally made in the 2016/2017 Fiscal Year Budget in the amount of \$55,000, but was not adopted by Council at that time. A revised quote has been obtained and staff recommends proceeding.

### ***COST SUMMARY:***

Construction	\$25,000
Engineering	1,000
Inspection/Testing	<u>2,000</u>
Subtotal	28,000
Contingency	<u>2,000</u>
Total Estimate	<u>\$30,000</u>

### ***POTENTIAL FUNDING SOURCES:***

General Fund	\$6,000
Water Enterprise Fund	6,000
Sewer Enterprise Fund	18,000

### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project is anticipated to reduce annual maintenance and potential emergency repair costs in the future. The estimated project service life is 25 years or more.

### ***ALTERNATIVES:***

Defer the project and risk further damage or destruction to irreplaceable City records and documents.

## **Myrtle Avenue Sewer Line Repair (CIP #42010)**

### ***DESCRIPTION:***

The sewer main pipe and connecting services are in need of repair and/or replacement. The existing main consists of various pipe materials, including Orangeburg pipe, that has failed in various locations and the main is generally in need of replacement. The existing system will be fully assessed and all segments in need of replacement will be designed and constructed as part of the project.

### ***COST SUMMARY:***

Construction	\$190,000
Engineering	30,000
Environmental Document	1,000
Inspection/Testing	<u>19,000</u>
Subtotal	240,000
Contingency	<u>25,000</u>
Total Estimate	<u>\$265,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Measure H Fund	\$265,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project is anticipated to reduce annual maintenance and operational costs of the sewer main located on Myrtle Avenue for the estimated project service life of 50 years or more.

### ***ALTERNATIVES:***

Defer the project and risk further deterioration of the sewer main and service connections along with potential increase in claims.

## **Cribbs Lift Station Maintenance (CIP #42011)**

### ***DESCRIPTION:***

The City's Water Reclamation Facility operates the City's lift stations with support from the Public Works Department. This past winter exposed several items at the Cribbs lift station that are in need of attention prior to the next wet season. The electrical panel and telemetry connection to the treatment plant for monitoring are in need of upgrade as well as pump servicing at the lift station site.

### ***COST SUMMARY:***

Engineering and Project Management	\$1,000
Inspection/Testing	2,000
Construction	<u>16,000</u>
Subtotal	19,000
Contingency	<u>1,000</u>
Total Estimate	<u>\$20,000</u>

### ***POTENTIAL FUNDING SOURCES:***

Measure H Fund	\$20,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project is anticipated to reduce annual maintenance and operational costs of the Cribbs Lift Station for both Water Reclamation Facility and Public Works staff for the estimated project service life of 10 years or more.

### ***ALTERNATIVES:***

Defer the project and risk further deterioration of the sewer lift station and potential future claims.

**City of Placerville**  
**Proposed Capital Improvement Program Budget Summary**  
**Fiscal Year 2019/2020**

<b>Project</b>	<b>General Fund</b>	<b>Downtown Parking District Fund</b>	<b>Measure H Fun</b>	<b>Measure L Fund</b>	<b>Water Enterprise Fund</b>	<b>Sewer Enterprise Fund</b>	<b>Total Projected Cost</b>
Storage Container for Recreational Supplies (CIP #42001)	\$ 4,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,510
Corporation Yard Building Improvements & Maintenance (CIP #42002)	18,180	-	-	-	22,494	19,326	60,000
Broadway Maintenance Project-From Mosquito Road to Schnell School Road (CIP #42003)	-	-	55,000	625,000	-	-	680,000
Storm Drain Replacement-Intersection of Broadway and Schnell School Road (CIP #42004)	-	-	50,000	250,000	-	-	300,000
Small Center Street Parking Lot Rehabilitation (CIP #42005)	-	12,000	-	-	-	-	12,000
Center Street Parking Structure Maintenance (CIP #42006)	-	20,000	-	-	-	-	20,000
Water Valve Replacement (CIP #42007)	-	-	-	150,000	-	-	150,000
Water Reclamation Facility Pressure Filter Replacement (CIP #42008)	-	-	60,000	-	-	-	60,000
Water Reclamation Facility Storage Building Roof Replacement (CIP #42009)	6,000	-	-	-	6,000	18,000	30,000
Myrtle Avenue Sewer Line Repair (CIP #42010)	-	-	265,000	-	-	-	265,000
Cribbs Lift Station Maintenance (CIP #42011)	-	-	20,000	-	-	-	20,000
<b>Total</b>	<b>\$ 28,690</b>	<b>\$ 32,000</b>	<b>\$ 450,000</b>	<b>\$ 1,025,000</b>	<b>\$ 28,494</b>	<b>\$ 37,326</b>	<b>\$ 1,601,510</b>