

BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF FIVE YEAR CAPITAL)
IMPROVEMENT PLAN FOR FISCAL YEARS) Resolution No. 2018-0631
2018/19 – 2022/23)

UPON MOTION OF SUPERVISOR SHUKLIAN, SECONDED BY SUPERVISOR ENNIS, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JULY 24, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,
AND ENNIS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE



ATTEST: MICHAEL C. SPATA
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: Mary Ronello
Deputy Clerk

* * * * *

1. Received a presentation regarding the projects completed in Fiscal Year 2017/18 and the proposed Five Year Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23.
2. Approved the Five Year Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23.



**GENERAL SERVICES AGENCY
CAPITAL PROJECTS
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: July 24, 2018 - **REVISED**

Public Hearing Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
County Counsel Sign-Off	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

CONTACT PERSON: Maria Benavides PHONE: 624-7223

SUBJECT: Five Year Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23

REQUEST(S):

That the Board of Supervisors:

1. Receive a presentation regarding the projects completed in Fiscal Year 2017/18 and the proposed Five Year Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23.
2. Approve the Five Year Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23.

SUMMARY:

The General Services Agency (GSA) oversees the construction, maintenance, and improvement of County-owned buildings through the Capital Projects division. GSA utilizes the Capital Improvement Plan (CIP) to allocate project resources. The CIP is a strategic planning tool that outlines proposed improvements to County-owned buildings and properties.

The purpose of the CIP is to ensure proper maintenance of County assets and to identify projects necessary to meet the County's growth expectations within the planning period of five-years. The CIP is not only a project forecasting document, but also a resource to help inform and guide decisions throughout the budget preparation and adoption process. Projects are selected for inclusion in the CIP based upon their demonstrated need using the strategic protocols listed below.

Because it is a planning tool, the inclusion of a given project in the CIP does not mean that the project has been approved to proceed or has all of the funding

SUBJECT: Five Year Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23
DATE: July 24, 2018

necessary to proceed. Projects are included in the CIP because there is an identified need for that project – either to meet the department's goals or to maintain the building structure. As funds become available in the budget, projects listed on the CIP will be considered for implementation. The CIP also provides the Board an opportunity to prioritize projects for future years.

GSA has a staff of three Capital Projects Coordinators who manage each of these projects. Construction management firms are contracted by GSA as needed; particularly for large projects or highly specialized projects – including the South County Detention Facility and the Sequoia Field Program Facility. GSA utilizes architects and engineers to prepare plans and project drawings. County Counsel, Purchasing, the Auditor-Controller, and other internal County departments also provide project support.

In general, GSA utilizes two operating protocols to fulfill the County's capital needs and implement the CIP, which are:

1. Projects must align with and support the Board's Countywide strategic business priorities; and
2. Projects must enhance service delivery, provide for forecasted growth, or improve substandard building conditions.

With these two strategic protocols, it is the mission of GSA to ensure that County-owned assets are sufficiently maintained. The projects included in the Fiscal Year 2018/19 CIP represent the County's commitment to maintaining and improving our existing building assets, expanding infrastructure capacities, and providing solutions for the County's future growth needs.

The primary source of funding for projects is the County's Millennium Fund, which generally provides \$2.5 million for projects annually. In recent years, due to the high volume of projects being undertaken, the County has requested disbursement of \$3.5 million to support our current volume of capital needs, as requested in a separate Agenda Item.

GSA also receives Federal, State, and other local County funds for projects on an individual project basis. The County's two jail construction projects are funded through State Financing Programs, AB 900 and SB 1022. These projects will receive \$100 million in grant revenues from the State and have generated hundreds of construction jobs and local spending.

During the Fiscal Year 2017/18, the County spent \$47.51 million through the Capital Projects Fund on direct project expenses. This is the highest expenditure amount on record, with the previous record being approximately \$28.27 million. Of the expenditures in the Capital Projects Fund, approximately 4% was for administrative and support costs in Fiscal Year 2017/18.

The CIP presents a five year planning forecast for Countywide capital needs, from Fiscal Year 2018/19 to 2022/23. Many of the projects listed on the Five Year CIP

SUBJECT: Five Year Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23
DATE: July 24, 2018

are in progress or will begin immediately this Fiscal Year, while others will require design and engineering prior to construction beginning.

For Fiscal Year 2018/19, there are 26 individual projects for a total of \$29.86 million in expenditures as presented in the CIP, this amount does not include administration and support costs. Some of the projects to be completed or advanced this fiscal year as proposed in the CIP are as follows:

- | | |
|-----------------------------------|-------------|
| • South County Detention Facility | \$5,000,000 |
| • Sequoia Field Program Facility | \$5,000,000 |
| • Fire Station 1 | \$2,936,000 |
| • Emergency Dispatch Construction | \$1,300,000 |
| • Fire Station Remodels | \$1,200,000 |
| • Property & Evidence Project | \$1,000,000 |
| • Vocational Education Building | \$1,000,000 |

This CIP also provides opportunities for continuous improvement within the next fiscal year, including developing a project assessment methodology. These items were included in last year's CIP and work began on each item. Further work is needed to complete these items and begin the implementation process.

This CIP is being presented for approval of the Board and achieves the County's strategic objectives, including supporting public safety needs. Therefore, staff recommends approval of the projects listed in the CIP and requests Board authorization to proceed.

FISCAL IMPACT/FINANCING:

The total Capital Projects budget for Fiscal Year 2018/19 is approximately \$32 million in Budget No. 030-086. The final amounts presented to the Board for approval as part of the Fiscal Year 2018/19 Budget may vary due to additional fund balance amounts, project amounts, and administrative/support costs.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five year Strategic Plan includes the Safety and Security and Organizational Performance Initiatives. The CIP aligns with these initiatives as it will provide for improved safety and security of staff and the public and will ensure that County staff have necessary building resources to perform their job functions.

ADMINISTRATIVE SIGN-OFF:



John Hess
General Services Agency Director

cc: County Administrative Office

Attachment(s) Capital Improvement Plan for Fiscal Years 2018/19 – 2022/23

COUNTY OF TULARE
GENERAL SERVICES AGENCY

CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2018/19 – 2022/23

July 2018

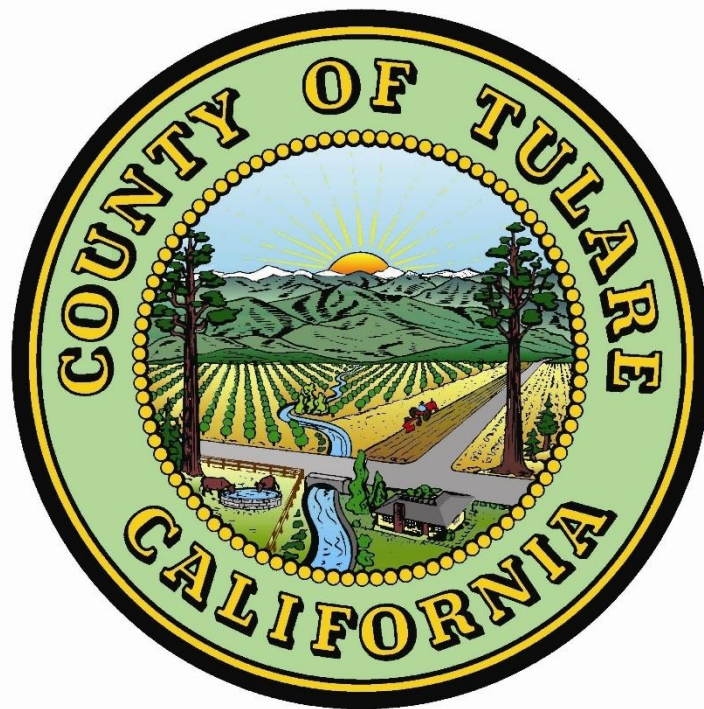


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Section 1: Executive Summary

The Capital Improvement Plan (CIP) is a planning tool designed to identify building and facilities needs to be considered for construction and implementation over a five year period. The CIP is updated and presented annually to the Tulare County Board of Supervisors for approval and adoption.

This CIP covers the five year period beginning in FY 2018/19 and ending in FY 2022/23. It includes a list of prioritized projects selected in accordance with the following General Services Agency (GSA) Capital Projects strategic protocols:

- 1) Projects align with and support the Board's Countywide strategic business priorities.
- 2) Projects enhance service delivery, provide for forecasted growth, or improve substandard building concerns.

The Five Year CIP creates a structure for project consideration and future allocation of financial resources through the strategic identification of significant building needs over the next five years. It is understood that not all building needs will be satisfied due to limited funding availability and other project considerations. Accordingly, the CIP is not a budget document, but a planning tool used to prioritize projects to ensure that funds are contributed to the greatest needs first, to the extent feasible.

QUICK FACTS ABOUT FY 2017/18 CAPITAL PROJECTS

- FY 2017/18 again saw the highest amount of project expenditures on record at \$47.51 million, surpassing last year's record amount of \$28.27 million.
- Capital Projects completed or advanced over 25 projects, which helped improve building conditions for 10 County departments.
- Administration and Overhead Expenses in the Capital Projects fund were 4% of total expenditures last fiscal year, significantly below industry standards.

QUICK FACTS ABOUT FY 2018/19 CAPITAL PROJECTS

- This CIP recommends nearly \$30 million in project expenditures across 26 individual projects.
- FY 2018/19 includes several significant public safety projects, including:
 - South County Detention Facility,
 - Sequoia Field Program Facility,
 - Property & Evidence Project, and
 - Construction of Fire Station No. 1.

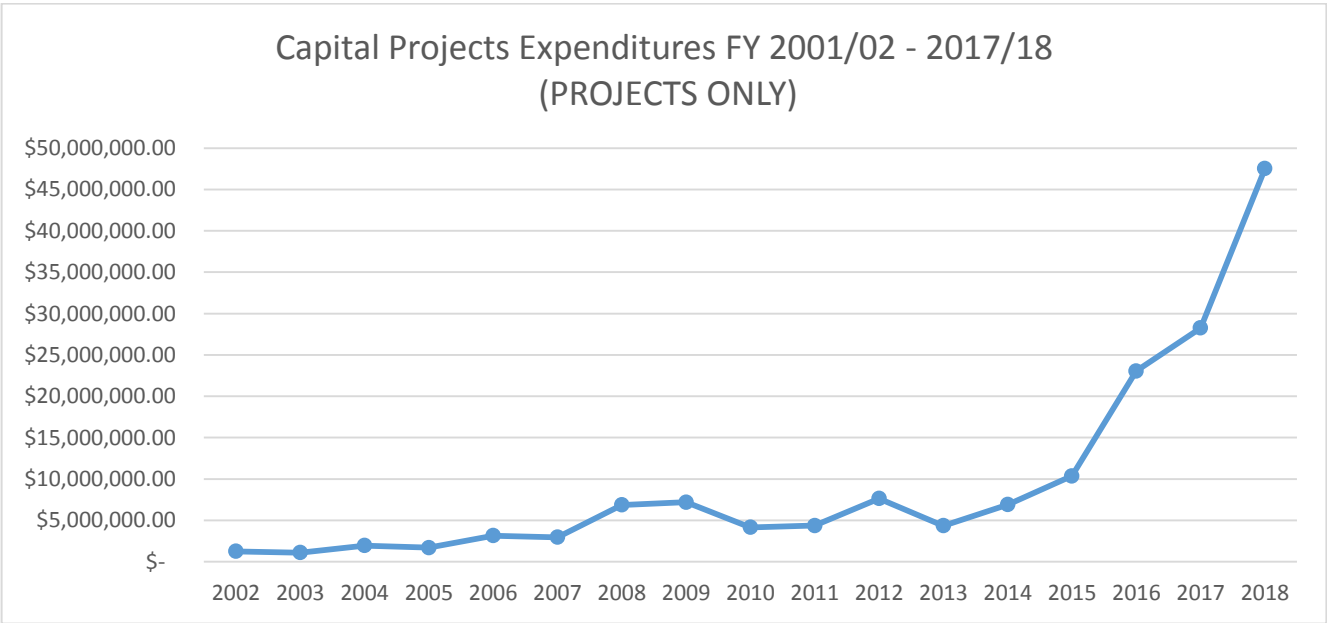
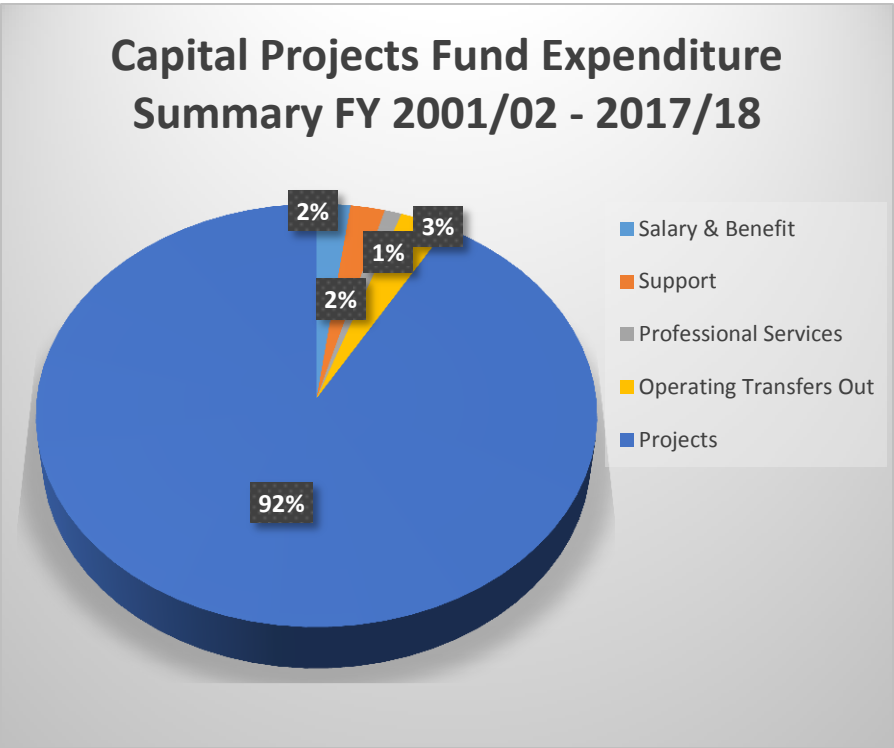
Capital Improvement Plan FY 2018/19 – FY 2022/23

The charts below summarize the expenditures of the Capital Projects funds over the past 17 years, since its inception. It is notable that over 90% of monies spent by the Capital Projects fund are directly invested in building improvement projects.

This prudent use of resources has allowed GSA Capital Projects to accomplish a significant number of building improvement and rehabilitation projects.

The graph below indicates the total amount of direct-project expenditures per fiscal year for the past 17 years. As illustrated, FY 2017/18 saw the highest level of project expenditures on record.

Also notable, is the exceptional increase of expenditures over the past four fiscal years due primarily to public safety projects. The \$72 million South County Detention Facility project entered its second year of construction in Fiscal Year 2018/19 and is currently over 90% complete. This is the largest construction project the County has undertaken.



Section 2: Introduction and Background

The County of Tulare owns over 100 buildings totaling approximately 1.5 million square feet of space. It is essential that County buildings are in adequate condition to support the efficient and effective operation of County business and delivery services to the public.

The Five Year Capital Improvement Plan is a multi-year planning tool used to identify and plan for the County's capital needs. This document is not in the strictest sense a budget document as it does not allocate nor formally commit funding to the projects identified in the plan. Rather, the CIP is a resource for the Board of Supervisors, County Administrative Officer, and other staff to assist in the budget allocation and project approval process.

Funding for a given project is allocated through the County's budget process or by separate action by the Board of Supervisors. The CIP identifies, schedules, and provides status reports on capital projects to ensure that the Board has the necessary information to determine priorities and assign resources to those priorities.

The CIP also includes annual allocations which allow the County to undertake major maintenance items that are non-routine and non-preventative in nature, as they arise. Not all building and system failures can be anticipated, and a certain amount of reserved resources is necessary in order to address unforeseen building needs.

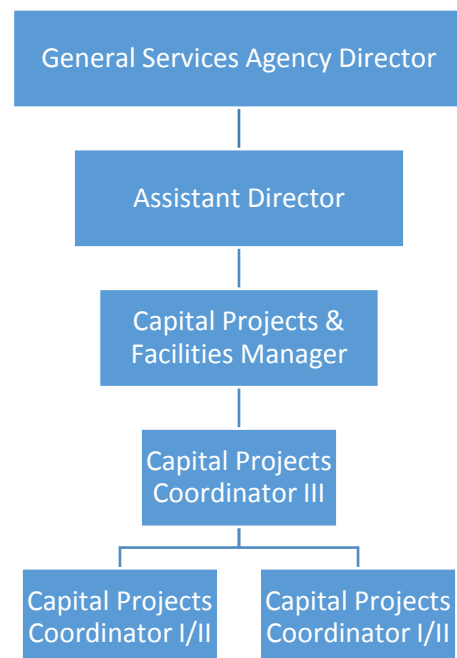
This CIP outlines the recommended projects for Fiscal Year 2018/19 as well as the next five year planning horizon – Fiscal Years 2018/19 – 2022/23. It is consistent with past CIP's and allows for annual budget decisions to be made in the context of long-term needs.

Establishing a methodology for determining the appropriate allocation of building resources to projects is necessary for prudent decision-making and is an essential concept in this CIP. The included projects were selected and prioritized using the following General Services Agency (GSA) Capital Projects strategic protocols:

- 1) Projects align with and support the Board's Countywide strategic business priorities.
- 2) Projects enhance service delivery, provide for forecasted growth, or improve substandard building concerns.

CAPITAL PROJECTS ORGANIZATION

The Capital Projects Division underwent two major organizational changes in Fiscal Year 2017/18. In December 2017, the Board of Supervisors established the General Services Agency (GSA), formally combining General Services and Capital Projects into one County Agency. In addition, in March 2018, the Board approved the restoration of the Capital Projects & Facilities Manager position, which was then filled in May. The organization chart to the right reflects these changes.



Section 3: Summary of Projects for Fiscal Year 2017/18

The following table provides a summary of projects completed or advanced by staff in Fiscal Year 2017/18. This list shows a broad range of projects with a total value of \$47.51 million. This is the single highest level of expenditures on record for the County.

	PROJECT	EXPENDITURE*
1	South County Detention Facility	\$ 31,507,683
2	Countywide Space Improvement Project	\$ 5,357,546
3	HHSa Projects	\$ 4,366,196
4	Property & Evidence	\$ 2,472,748
5	Sequoia Field Program Facility	\$ 1,847,812
6	Central Yard Well	\$ 1,261,157
7	Elections Remodel	\$ 183,520
8	Porterville Tulare WORKS	\$ 111,473
9	Hillman Health Center Chiller	\$ 104,025
10	Vocational Education Building	\$ 75,783
11	Road Yard	\$ 46,925
12	Courthouse Asbestos Abatement	\$ 34,724
13	Family FOCUS Improvements	\$ 23,128
14	Park Improvements	\$ 21,595
15	Fire Station No. 1	\$ 19,051
16	Bob Wiley Detention Facility Boiler	\$ 17,179
17	Probation JDF Carpets	\$ 16,393
18	Custodial Building Improvements	\$ 14,360
19	210 N. Court	\$ 8,253
20	Ag Commissioner HVAC	\$ 7,620
21	100 E. Center	\$ 5,000
22	Harmon Field	\$ 4,435
23	Board Chambers Improvements	\$ 2,070
24	Visalia Courthouse Chillers	\$ 1,101
25	Motor Pool Eyewash Station	\$ 450
	TOTAL PROJECT EXPENDITURES	\$ 47,510,227

**The figures above are as of June 20, 2018 from AFIN, they are subject to change in the final report after the close-out of Fiscal Year 2017/18*

Section 4: Recommended Projects for Fiscal Year 2018/19

The table below outlines the recommended projects for Fiscal Year 2018/19. The amounts listed below may not be expended in one fiscal year, as many of these are multi-year projects. Items 27-36 are reserved for unforeseen projects.

	PROJECT	AMOUNT	PHASES
1	South County Detention Facility	\$ 5,000,000	Construction & Transition
2	Sequoia Field Program Facility	\$ 5,000,000	Design & Construction
3	Fire Station 1	\$ 2,936,000	Construction
4	HHSA Projects	\$ 6,500,000	Various Projects
5	Countywide Space Improvement Project	\$ 1,000,000	Construction & Transition
6	Property & Evidence Relocation Project	\$ 1,000,000	Construction & Transition
7	Vocational Education Building	\$ 1,000,000	Construction
8	Parks Improvements	\$ 751,099	Various Projects
9	Solar Project Pavement Match	\$ 500,000	Construction
10	Three Rivers Bathroom	\$ 250,000	Construction
11	Central Yard Well Replacement Project	\$ 200,000	Construction
12	Ag Commissioner Projects	\$ 135,000	Various Projects
13	Board Chambers Improvements	\$ 45,000	Construction
14	Fleet Services Parts Room	\$ 120,000	Construction
15	BWDF Multi-Year Roof	\$ 275,000	Construction
16	Courthouse Roof & Exterior Panels	\$ 350,000	Construction
17	Emergency Dispatch Construction	\$ 1,300,000	Design & Construction
18	TCSO Farm Well	\$ 200,000	Construction
19	Main Jail Dispatch Relocation	\$ 200,000	Construction
20	Visalia Courthouse Renovations	\$ 150,000	Design
21	New Assessor/Auditor Building	\$ 150,000	Design
22	Morton Street Remodel	\$ 150,000	Design
23	Porterville Substation Relocation	\$ 150,000	Design
24	Dinuba Library Remodel	\$ 150,000	Design
25	Fire Station Remodel	\$ 1,200,000	Design & Construction
26	Fire Stations Paving	\$ 200,000	Construction
27	<i>Undesignated Major Maintenance</i>	\$ 500,000	Various Projects
28	<i>HVAC Annual Allocation</i>	\$ 50,000	Various Projects
29	<i>Roof Annual Allocation</i>	\$ 50,000	Various Projects
30	<i>Electrical Annual Allocation</i>	\$ 50,000	Various Projects
31	<i>Plumbing Annual Allocation</i>	\$ 50,000	Various Projects
32	<i>Flooring Annual Allocation</i>	\$ 50,000	Various Projects
33	<i>Paving Annual Allocation</i>	\$ 50,000	Various Projects
34	<i>ADA Annual Allocation</i>	\$ 50,000	Various Projects
35	<i>Facility Maintenance Support</i>	\$ 50,000	Various Projects
36	<i>Painting Annual Allocation</i>	\$ 50,000	Various Projects
	TOTAL EXPENSES	\$ 29,862,099	

Capital Improvement Plan FY 2018/19 – FY 2022/23

Section 5: Five Year CIP Fiscal Years 2018/19 to 2022/23

	PROJECT	2018/19	2019/20	2020/21	2021/22	2022/23
1	South County Detention Facility	\$5,000,000	\$1,000,000			
2	Sequoia Field Program Facility	5,000,000	20,000,000	15,000,000		
3	Fire Station 1	2,936,000				
4	HHSA Projects	6,500,000				
5	Countywide Space Improvement	1,000,000				
6	Property & Evidence Relocation	1,000,000				
7	Vocational Education Building	1,000,000				
8	Parks Improvements	751,099				
9	Solar Project Paving Match	500,000				
10	Three Rivers Bathroom	250,000				
11	Central Yard Well Project	200,000				
12	Ag Commissioner Projects	135,000				
13	Board Chambers Improvements	45,000				
14	Fleet Services Parts Room	120,000				
15	BWDF Multi Year Roof	275,000	275,000			
16	Courthouse Roof & Exterior Panels	350,000				
17	Emergency Dispatch Construction	1,300,000				
18	TCSO Farm Well	200,000				
19	Main Jail Dispatch Relocation	200,000				
20	Main Jail Demo. & Reconstruction		3,000,000	2,000,000		
21	Visalia Courthouse Renovations	150,000	3,500,000	3,500,000		
22	New Assessor/Auditor Building	150,000	4,000,000	5,000,000		
23	Morton Street Remodel	150,000	2,250,000	2,250,000		
24	Porterville Substation Relocation	150,000	1,750,000	1,750,000		
25	Dinuba Library	150,000	2,000,000			
26	Fire Station Remodels	1,200,000	1,200,000	1,200,000	1,200,000	400,000
27	Fire Stations Paving	200,000	200,000	200,000	200,000	200,000
28	TCSO Substation Remodels				3,000,000	3,000,000
29	<i>Undesignated Major Maintenance</i>	500,000	500,000	500,000	500,000	500,000
30	<i>Maintenance Annual Allocations</i>	450,000	450,000	450,000	450,000	450,000
	TOTALS	29,862,099	40,125,000	31,850,000	5,350,000	4,550,000

Section 6: Project Life Cycle Analysis

The continuous improvement of capital project selection, management, and evaluation protocols is essential to ensuring the long-term success of the County's Capital Projects Program. Accordingly, staff recommends the implementation of Project Life Cycle Analysis for County capital projects. Wherein all critical stages of a project are analyzed for cost effectiveness and organizational efficiency. The three phases of analysis detailed below work together to accomplish a complete life cycle analysis for each project. It is recommended that, once implemented, this three phase project be applied to projects over \$175,000 (Public Contract Code limit for Board of Supervisors-authorized bidding).

1. Phase 1 – Prior to Construction: Project Consideration Criteria

The first step in developing the CIP is identifying which projects will be included for consideration. The allocation of resources to projects is a financial decision of the Board of Supervisors. How the County's resources are allocated to capital projects communicates to the public the County's priorities and demonstrates a prudent use of resources.

Currently, funding is given to projects that have been brought to the attention of GSA through a department request, or have become a necessity in order to address a major maintenance concern. While this method has served the County for many years, and GSA continues to increase the number of projects being completed, it is insufficient with respect to strategically allocating resources to projects of greatest need.

It is proposed that the County evaluate different methods that could be utilized to approve and allocate project funding for projects. Such a methodology would provide a standardized process of project evaluation and approval; thereby creating a framework for project selection. An initial project review framework has been developed and is being finalized by GSA.

2. Phase 2 – During Construction: Change Order Review

The increased diversity of projects has allowed GSA to take on more sophisticated projects with unique building trades. To ensure cost effectiveness of each project, it would be advisable for the County to institute a formal process of reviewing all Contract Change Orders over a certain dollar amount during construction. This process would be developed to ensure that each proposed change order is in the best interest of the County and the project.

This model is currently being used by GSA for its jail construction facilities, due to the size and complex nature of those projects. It is proposed that this model be expanded to include other projects.

3. Phase 3 – After Construction: Post-Construction Evaluation

Upon completion of a project, it is recommended that staff conduct a Post-Construction Evaluation to identify areas of the projects that were successful or areas of concern. This is part of a continuous learning initiative and would ensure that staff are reflecting on project management skills on an ongoing basis. An initial evaluation form was also developed within GSA and is being finalized.

Section 7: Conclusion

Capital Projects has completed a large number of projects in the past four years, with over \$98 million in project expenditures. These accomplishments are the result of exceptional staff and support from the Board and County departments. And these projects continue to add value to the County in the form of improved operations and working conditions. In order to ensure the long-term success of the County's Capital Projects Program, the continuous improvement of project selection, management, and evaluation protocols will remain a priority.



Capital Improvement Plan

FY 2018/19

General Services Agency
July 24, 2018



Presentation Outline

1. Introduction & Background
2. FY 2017/18 Completed & Ongoing Projects
3. Five Year CIP Fiscal Years 2018/19 to 2022/23
4. Recommendations for Future Actions
5. Requested Action: Approval of CIP

Introduction & Background

- ▶ Capital Improvement Plan
 - ▶ 5-Year Strategic Planning Tool
 - ▶ Includes improvements to County-Owned Buildings and Infrastructure
 - ▶ Summarizes funding requirements for Countywide capital needs
 - ▶ Ensures proper stewardship and maintenance of County assets
- ▶ Purpose of Capital Projects:
 - ▶ To ensure that the County has the building resources necessary to deliver services to County customers
- ▶ County Owns
 - ▶ 100 buildings, totaling 1.5 million square feet
 - ▶ 2008/09 Building Assessment (most recent)

Project Management Approach

1. To ensure that the expenditure of capital project funds align with and support the Board's Countywide strategic priorities, and
2. To enhance the ability of County departments to achieve their individual mission

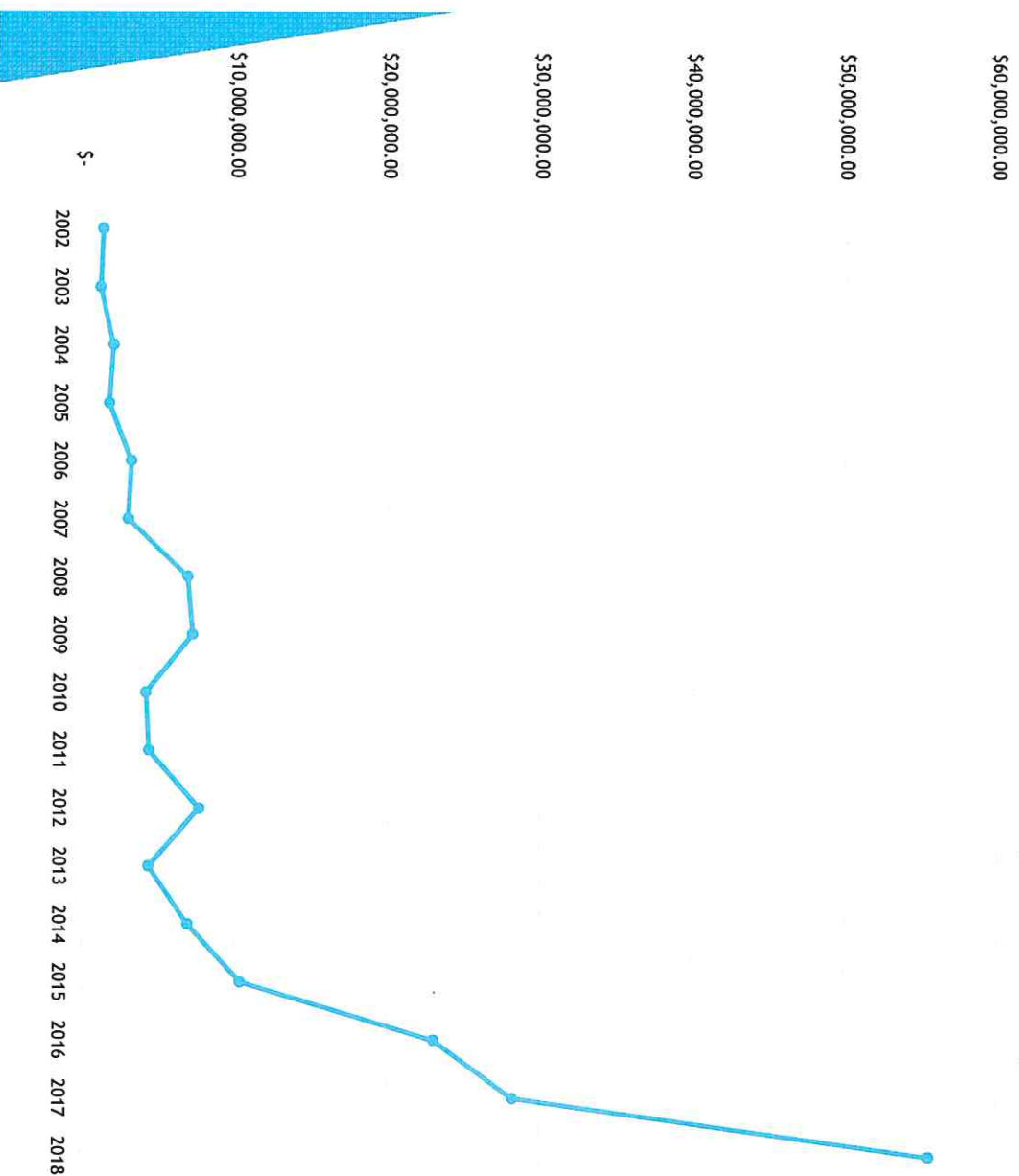
Introduction & Background

- ▶ Sources of Funding
 - ▶ County Departments & One-Time County General Fund (50%)
 - ▶ Millennium Fund (25%)
 - ▶ State and Federal Agencies (25%)
 - ▶ Miscellaneous Funds (Fees, Sales Tax, etc.) (<1%)

Introduction & Background

- ▶ **Capital Projects Quick Facts**
 - ▶ FY 2017/18 had the highest level of Capital Projects spending on record at **\$55.56 million**
 - ▶ In the past five years, County has spent **\$124 million** on Capital Projects
 - ▶ Capital Projects completed or advanced over **25 projects** in FY 2017/18
 - ▶ Administration and Overhead were only **4%** of project expenditures, below industry standards

Capital Projects Expenditures FY 2001/02 - 2017/18 (PROJECTS ONLY)

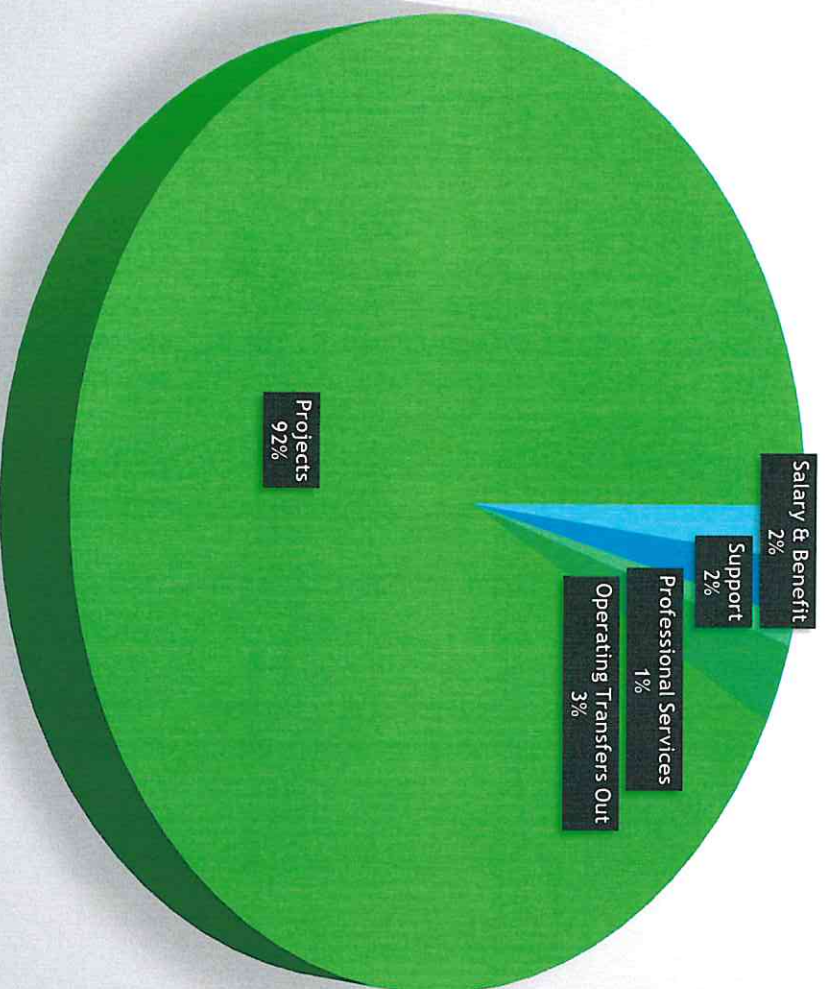


Annual expenditures

The last four fiscal years have each been higher than \$10 million annually.

This will likely drop back below \$10 million within the next 3-5 years.

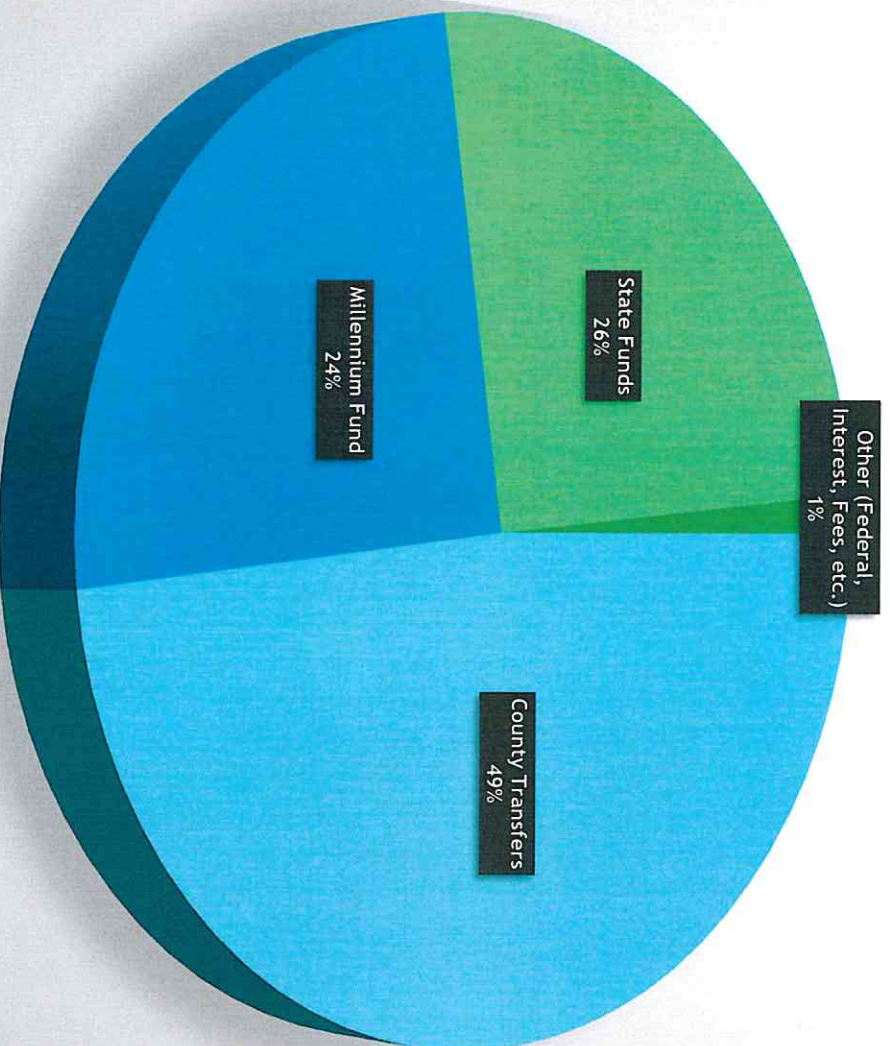
Capital Projects Fund Expenditure Summary FY 2001/02 - 2017/18



Expenditures by
category

92% of
expenditures are
spent on direct
project costs

Capital Projects Revenue Summary Fiscal Years 2001/02 - 2017/18



Revenues by Category

Three major revenue categories:

1. County Transfers (49%)
County Administrative Office and County Departments
2. Millennium Fund (24%)
3. Other (1%)

Completed & Ongoing Projects

FY 2017/18



Completed & Ongoing Projects

Project	Expenditure
South County Detention Facility	\$ 36,695,812
Countywide Space Improvement Project	\$ 5,627,255
<u>HSA Projects</u>	<u>\$ 6,066,211</u>
<i>Space Project Phase II</i>	\$ 5,388,318
<i>Animal Services Improvements</i>	\$ 351,855
<i>Visalia Wellness Center</i>	\$ 175,031
<i>Farmersville Tenant Improvements</i>	\$ 135,157
<i>Visalia Health Care Clinic</i>	\$ 15,850
Property & Evidence Relocation	\$ 3,150,442
Sequoia Field Program Facility	\$ 1,926,435
Central Yard Well	\$ 1,522,216
Elections Remodel	\$ 187,235
Porterville TulareWORKS	\$ 162,255
Hillman Health Center Chiller	\$ 104,025

Note: these figures maybe different than the staff report or draft CIP due to the fiscal year close-out process

Completed & Ongoing Projects

Project	Expenditure
Vocational Education Building	\$ 75,782
Mooney Grove Well Repairs	\$ 71,546
Burrel Avenue Cooling Towers	\$ 63,638
Road Yard Building Repairs	\$ 46,925
Probation JDF Carpets	\$ 44,176
Courthouse Asbestos Abatement	\$ 34,724
Family FOCUS Improvements	\$ 23,128
Fire Station No. 1	\$ 19,050
Custodial Building Improvements	\$ 14,360
Historic Courthouse Square	\$ 13,253

Completed & Ongoing Projects

Project	Expenditure
Ag Commissioner HVAC	\$ 7,620
Harmon Field Maintenance	\$ 6,241
Board Chambers Improvements	\$ 2,070
Visalia Courthouse Chillers	\$ 1,101
Motor Pool Eyewash Station	\$ 450
TOTAL:	\$ 55,865,950

Central Yard Roof Repair



Central Yard Well



Elections Remodel



Family FOCUS HVAC



Property & Evidence



Property & Evidence



Property & Evidence



Space Project Phase I County Counsel



Space Project Phase I County Counsel



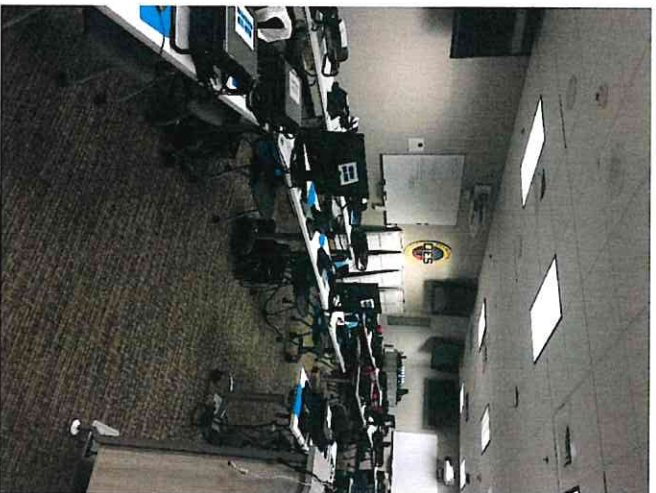
Space Project Phase I Sheriff & Fire



Space Project Phase I Sheriff & Fire



Space Project Phase I Sheriff & Fire



Space Project Phase I Sheriff & Fire



Space Project Phase II General Services Agency



Space Project Phase II General Services Agency



Space Project Phase II General Services Agency



Space Project Phase II Government Plaza



Space Project Phase II Government Plaza



Space Project Phase II Government Plaza



South County Detention Facility



South County Detention Facility



South County Detention Facility



South County Detention Facility



South County Detention Facility



Five Year CIP 2018/19 - 2022/23

Project	2018/19	2019/20	2020/21	2021/22	2022/23
1 South County Detention Facility	\$ 5,000,000	\$ 1,000,000	\$	\$	\$
2 Sequoia Field Program Facility	5,000,000	20,000,000	15,000,000		
3 Fire Station 1	2,936,000				
4 Fire Station Remodels	1,200,000 Terra Bella	1,200,000 Goshen	1,200,000 Strathmore	1,200,000 Three Rivers	400,000 Earlismart
5 Space Improvement Project Phase II (General Services & Other)	1,000,000				
6 Property & Evidence Project	1,000,000				
7 Vocational Education Building	1,000,000				
8 Parks Improvements Fund	751,099				
9 Solar Paving Match* (total amount \$1,250,000)	500,000				
10 Courthouse Roof & Exterior Panels	350,000				

Five Year CIP

Project	2018/19	2019/20	2020/21	2021/22	2022/23
11 BWDF Multi-Year Roof	275,000	275,000			
12 Three Rivers Bathroom	250,000				
13 Central Yard Well	200,000				
14 TCSO Farm Well	200,000				
15 Dispatch Temporary Relocation	200,000				
16 Fire Station Paving	200,000	200,000	200,000	200,000	200,000
17 Dinuba Library Remodel	150,000	2,000,000			
18 Ag Commissioner Projects	135,000				
19 Fleet Services Parts Room	120,000				
20 Board Chambers Technology Upgrades	45,000				

Five Year CIP

Project		2018/19	2019/20	2020/21	2021/22	2022/23
	SPACE PROJECT PHASE III					
21	III-A: Emergency Dispatch Relocation <i>(pending final direction)</i>	1,300,000				
22	III-A: Main Jail Demolition		3,000,000	2,000,000		
23	III-A: Visalia Courthouse Remodel	150,000	3,500,000	3,500,000		
24	III-A: Assessor Auditor New Construction	150,000	4,000,000	5,000,000		
25	III-B: Morton Street Remodel	150,000	2,250,000	2,250,000		
26	III-B: Porterville Substation Relocation	150,000	1,750,000	1,750,000		
27	TCSO Substation Remodels				3,000,000	3,000,000
28	Undesignated Major Maintenance	500,000	500,000	500,000	500,000	500,000
29	HVAC Annual Allocation	50,000	50,000	50,000	50,000	50,000
30	Roof Annual Allocation	50,000	50,000	50,000	50,000	50,000

Five Year CIP

Project	2018/19	2019/20	2020/21	2021/22	2022/23
31 Electrical Annual Allocation	50,000	50,000	50,000	50,000	50,000
32 Plumbing Annual Allocation	50,000	50,000	50,000	50,000	50,000
33 Flooring Annual Allocation	50,000	50,000	50,000	50,000	50,000
34 Paving Annual Allocation	50,000	50,000	50,000	50,000	50,000
35 ADA Annual Allocation	50,000	50,000	50,000	50,000	50,000
36 Fire Maintenance Support	150,000	50,000	50,000	50,000	50,000
37 Facility Maintenance Support	50,000	50,000	50,000	50,000	50,000
38 Painting Annual Allocation	50,000	50,000	50,000	50,000	50,000
39 HHS Projects	6,500,000				
40					
41					
TOTALS	30,012,099	40,175,000	31,900,000	5,400,000	4,600,000

Five Year CIP

Considerations for Future Action

► Establish Project Life-Cycle Analysis Review Process

1. Establish Project Consideration Criteria: Create an analytical methodology for allocating Capital resources
2. Formalize Change Order Review Process: Explore other jurisdictional examples to establish formal procedures
3. Implement a Post-Construction Evaluation Process: Document and identify errors and areas for improvement on each project after completion

► Long-Term Planning

- In 3-5 years, recommend conducting Building Conditions Assessment

Conclusion

- ▶ Request that the Board of Supervisors:
 - ▶ Approve the Five Year Capital Improvement Plan for Fiscal Years 2018/19 - 2022/23
 - ▶ Provide direction to staff as identified