

# Capital Improvement Plan FY 2019/20

General Services Agency  
August 20, 2019

# Presentation Outline

1. Introduction & Background
2. FY 2018/19 Completed & Ongoing Projects
3. Five Year CIP Fiscal Years 2019/20 to 2023/24
4. Considerations 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
  - ▶ Opportunity to review the County's facility needs
- ▶ Purpose of Capital Projects
  - ▶ To ensure that the County has the building resources necessary to deliver services to our customers
- ▶ County Owns
  - ▶ 100+ buildings, totaling 1.5 million square feet
  - ▶ 2008/09 Building Assessment (most recent)



# Introduction & Background

## ▶ Operating Protocols

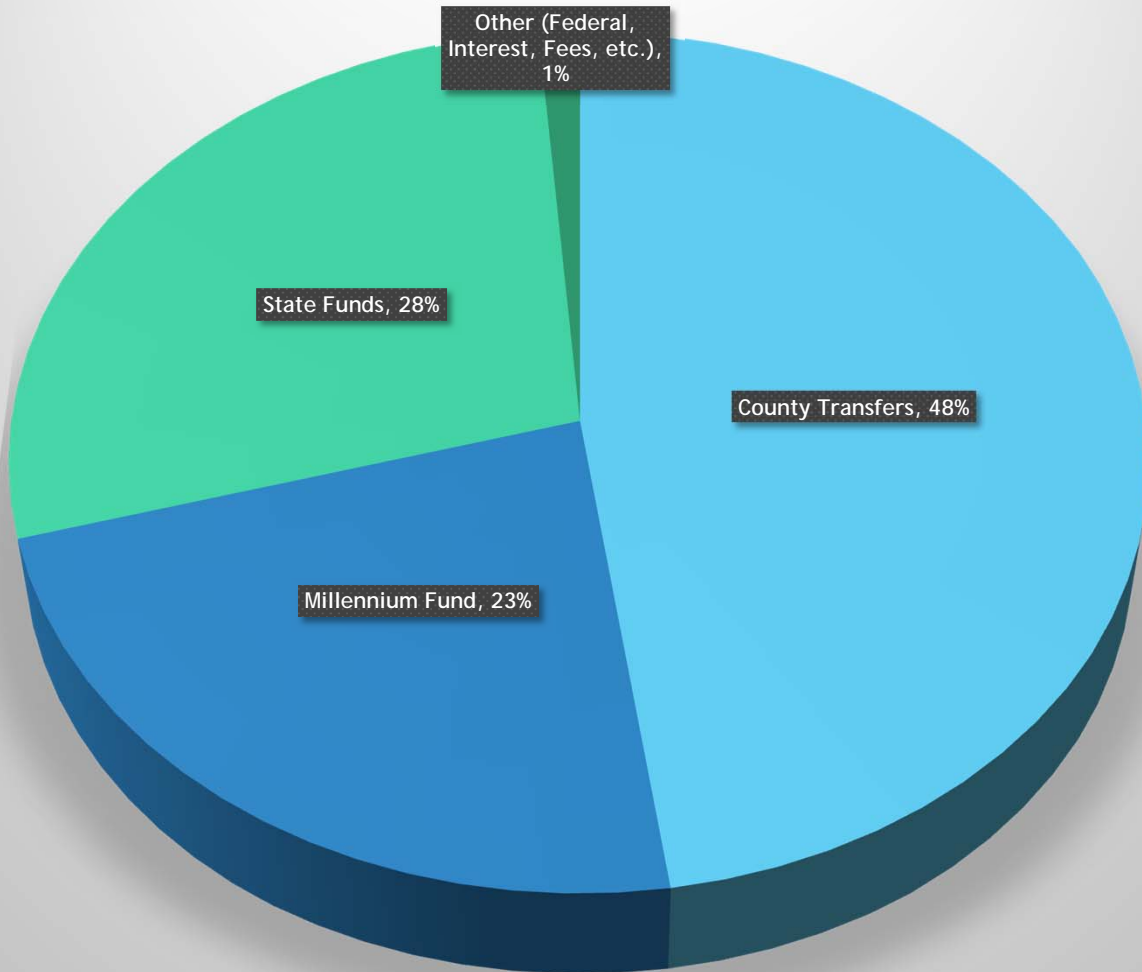
1. Projects must align with and support the Board's Countywide strategic business priorities; and
2. Projects must enhance service delivery, provide for forecasted growth, or improve substandard building conditions.

# Introduction & Background

## ▶ Sources of Funding

- ▶ County Departments & One-Time County General Fund (48%)
- ▶ Millennium Fund (23%)
- ▶ State and Federal Agencies (28%)
- ▶ Miscellaneous Funds (Fees, Sales Tax, etc.) (<1%)

## Capital Projects Revenue Summary Fiscal Years 2001/02 - 2018/19



### Revenues by Category

1. County Transfers (48%)  
*County Administrative Office and County Departments*
2. State Funds (28%)
3. Millennium Fund (23%)
4. Other (1%)

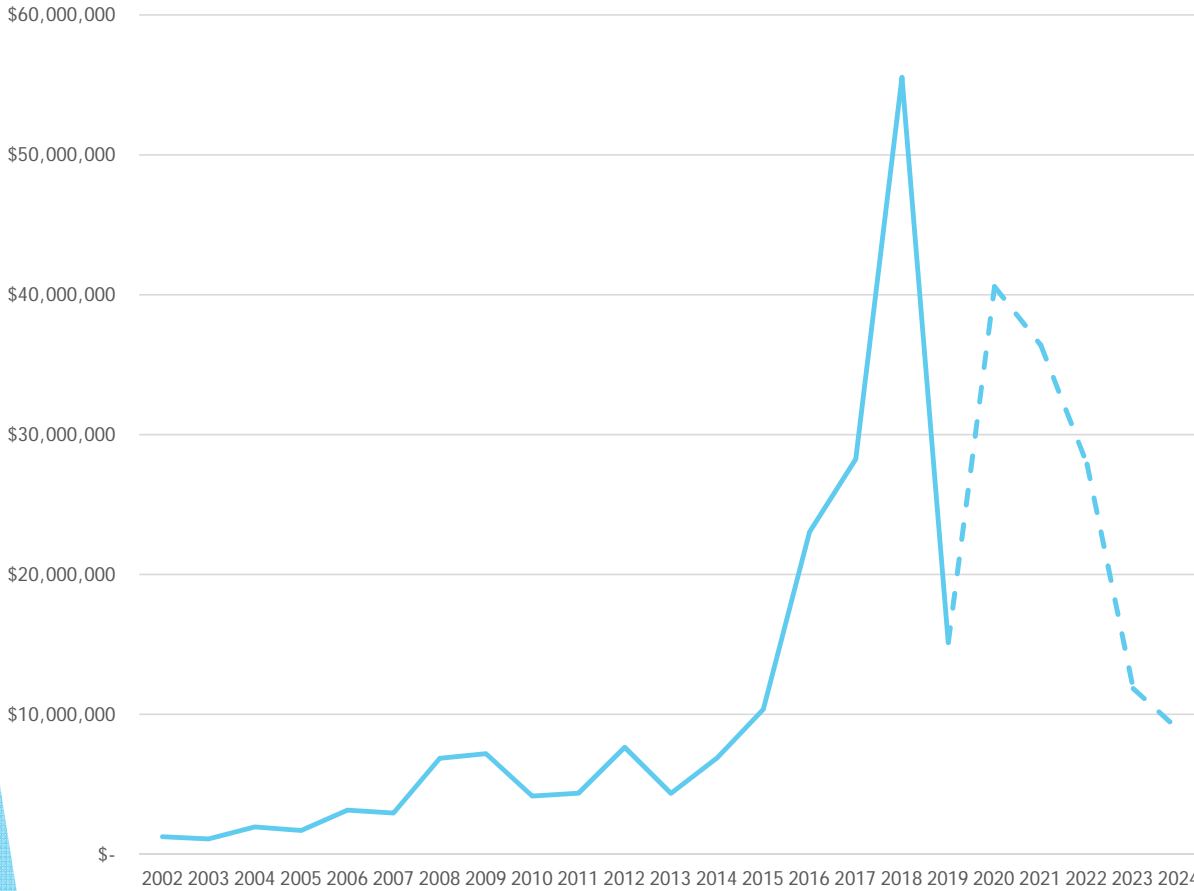


# Introduction & Background

## ▶ Capital Projects Quick Facts

- ▶ FY 2018/19 Capital Projects spending was over \$15 million
- ▶ In the past five years, the County spent \$132 million on Capital Projects
- ▶ Capital Projects completed or advanced over 30 projects in FY 2018/19
- ▶ Administration and Overhead were only 4% of project expenditures, below industry standards

FY 2001/02 - 2023/24 FORECAST (PROJECTS ONLY)



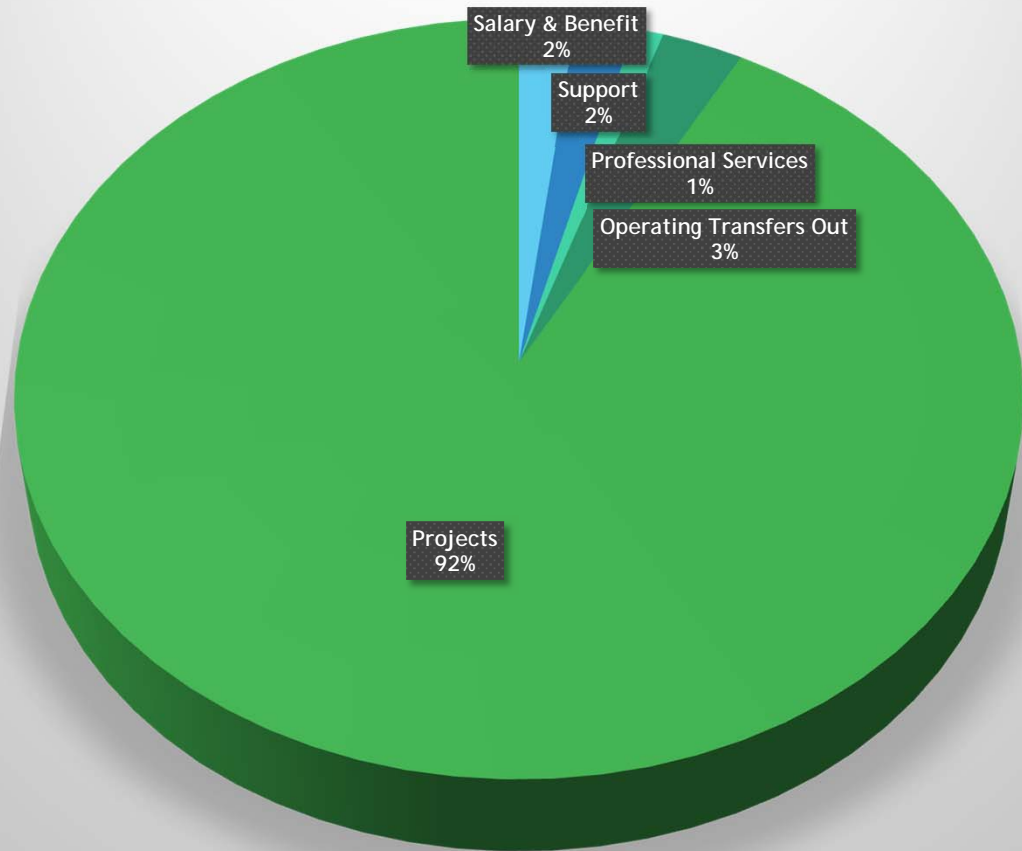
### Annual expenditures

Fiscal Years 2016-18 were abnormally high due to the SCDF and TAPC purchase.

The next 2-3 years will include the SFPF construction.



## Capital Projects Fund Expenditure Summary FY 2001/02 - 2018/19



### Expenditures by category

92% of  
expenditures are  
spent on direct  
project costs

# Completed & Ongoing Projects FY 2018/19

# Completed & Ongoing Projects

Project	Expenditure
South County Detention Facility	\$6,855,904
<u>HHSA Projects</u>	<u>\$ 3,749,527</u>
<i>Space Project Phase II</i>	
<i>Visalia Wellness Center</i>	
<i>Farmersville Tenant Improvements</i>	
Countywide Space Improvement Project	\$1,374,722
Property & Evidence Relocation	\$1,070,638
Fire Station 1	\$795,516
Board Chambers Technology Upgrades	\$434,565
Juvenile Justice Center Flooring	\$164,910
Ag Commissioner Projects	\$143,623

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



## Completed & Ongoing Projects

Project	Expenditure
Fleet Services Parts Room	\$106,394
Sheriff Farm Well	\$101,580
Park Improvements	\$81,898
Courthouse Well Failure	\$65,589
Central Yard Well	\$60,833
Sequoia Field Program Facility	\$48,744
Burrel Ave ADA Sidewalk	\$36,704
Emergency Dispatch Relocation	\$36,000
Mobile Food Vendor Parking Pad	\$33,545
Courthouse Probation Remodel	\$31,091

## Completed & Ongoing Projects

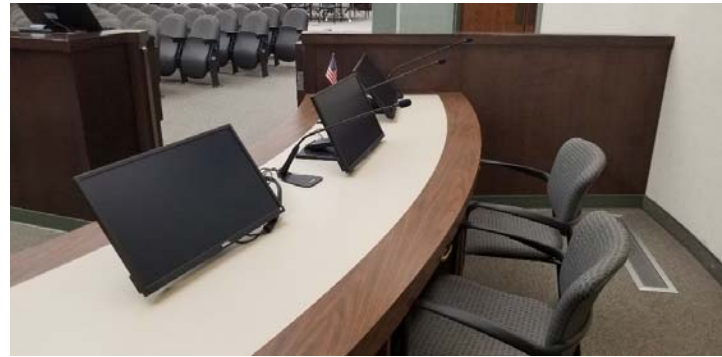
Project	Expenditure
Porterville Public Health Office	\$26,200
Harmon Field Management	\$25,132
Three Rivers Bathroom Project	\$20,889
Burrel Plaza Sewer Repairs	\$18,976
Fire Station Paving	\$16,795
IT Fire Suppression Project	\$16,090
GP Exterior Beautification	\$12,568
BWDF Multi Year Roof	\$6,396
Elections Remodel	\$6,171
Probation Youth Facility	\$3,500
Miscellaneous Repairs & Small Projects	\$4,800
<b>TOTAL:</b>	<b>\$16,751,543</b>

# Board Chambers Technology Upgrades





# Board Chambers Technology Upgrades



# Central Yard Well





# Fire Station No. 1





# Motor Pool Parts Office



# Motor Pool Parts Office





# TCSO Ag Well & Hay Barn





# TCSO Ag Well & Hay Barn





# Solar Project



# Three Rivers Fire Station Paving





# Three Rivers Fire Station Paving



# Vocational Education Building





# Vocational Education Building





# Vocational Education Building



# Visalia Wellness Center





# Visalia Wellness Center





# Visalia Wellness Center



# Visalia Wellness Center





# Visalia Wellness Center



# Farmersville Training Center





# Farmersville Training Center



## Space Project Phase II





## Space Project Phase II



## Space Project Phase II

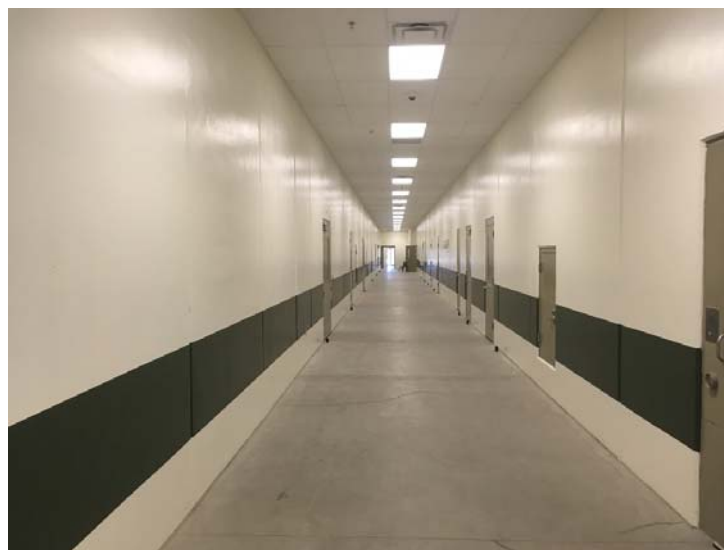




## Space Project Phase II



# South County Detention Facility





# South County Detention Facility



# South County Detention Facility





# South County Detention Facility



## Other Projects



County Counsel Carpet



Courthouse TCiCT Remodel



# Other Projects



Juvenile Justice Center Flooring



Henderson Ave Paint & Carpet

# Five Year CIP 2019/20 - 2023/24



	Project	2019/20	2020/21	2021/22	2022/23	2023/24
1	Sequoia Field Program Facility	15,000,000	15,000,000	5,000,000		
2	Fire Station No. 1	3,779,316				
3	South County Detention Facility	3,000,000				
4	Dinuba Library	2,150,000				
5	Probation Youth Facility	1,000,000				
6	Park Improvements	819,200				
7	Government Plaza Parking & Paving	650,000				
8	Museum Antique Ag Equipment Building	550,000				
9	Three Rivers Bathroom	530,000				
10	Solar Paving Matching Funds	500,000				
11	Board Chambers Technology Project	43,384				
12	Probation JDF Railing	455,000				
13	Ag Commissioner Projects	430,649				
14	Vocational Education Building	400,000				

## Five Year CIP

Project		2019/20	2020/21	2021/22	2022/23	2023/24
15	Courthouse Roof & Exterior Panels	350,000				
16	BWDF Multi-year Roof	325,000	500,000			
17	Burrel Landscaping Project	300,000				
18	Harmon Field	250,000	250,000			
19	IT SCDF Charges	150,000				
20	IT Fire Suppression Project	83,909				
21	Blue Ridge Fence	15,000				
22	Ag Museum Second Floor Build Out			150,000	750,000	750,000
23	Springville Library		250,000	750,000		
24	Tulare-Akers Tenant Improvements			1,500,000	1,500,000	
25	Fire Station Remodels		1,350,000 Terra Bella	1,350,000 Goshen	2,700,000 Strathmore & Three Rivers	2,700,000 Earlimart
26	Fire Station Paving	483,205	200,000	200,000	200,000	200,000
27	TCSO Substation Remodels		2,000,000	2,000,000	4,000,000	4,000,000

## Five Year CIP



Project		2019/20	2020/21	2021/22	2022/23	2023/24
28	District Attorney Burrel Ave Downstairs	200,000				
29	Visalia Courthouse Basement (DA & Assessor)	200,000				
30	RMA Remodel	150,000	750,000	750,000		
31	CAO/BOS Building Remodel	225,000	1,400,000	500,000		
	<b>SPACE PROJECT PHASE III</b>					
32	Assessor/Auditor New Construction or Remodel	150,000	4,000,000	5,000,000		
33	Probation Relocation Project		4,000,000	4,000,000		
34	Emergency Dispatch Construction	2,264,000				
35	Main Jail Demolition & Reconstruction	500,000	1,500,000	1,500,000	1,500,000	
36	Porterville Substation Relocation	225,000	1,750,000	1,750,000		
37	Morton Street Remodel	150,000	2,250,000	2,250,000		
38	Undesignated Major Maintenance	805,725	500,000	500,000	500,000	500,000
39	HHS Projects	3,348,943				

## Five Year CIP

Project		2019/20	2020/21	2021/22	2022/23	2023/24
	ANNUAL ALLOCATIONS					
40	HVAC Projects	50,000	50,000	50,000	50,000	50,000
41	Roofing Projects	50,000	50,000	50,000	50,000	50,000
42	Electrical Projects	50,000	50,000	50,000	50,000	50,000
43	Plumbing Projects	50,000	50,000	50,000	50,000	50,000
44	Flooring Projects	50,000	50,000	50,000	50,000	50,000
45	Paving Projects	50,000	50,000	50,000	50,000	50,000
46	ADA Projects	50,000	50,000	50,000	50,000	50,000
47	Fire Transition	50,000	50,000	50,000	50,000	50,000
48	Facility Support	50,000	50,000	50,000	50,000	50,000
49	Painting Projects	50,000	50,000	50,000	50,000	50,000
50	<i>Exterior Condition Improvements (new)</i>	150,000	150,000	150,000	150,000	150,000
51	<i>Public Art Allocation (new)</i>	50,000	50,000	50,000	50,000	50,000
	<b>TOTAL</b>	<b>40,183,331</b>	<b>36,400,000</b>	<b>27,900,000</b>	<b>11,850,000</b>	<b>8,850,000</b>



# Considerations for Future Action

## ▶ Long-Term Facility Planning

- ▶ Anticipate addressing several pending building needs and departmental relocation requests in the coming years
- ▶ Evaluate long-term occupancy of the Visalia Courthouse.
  - ▶ If the State were to vacate, the County would need to make a decision regarding the future of that building.
  - ▶ *Options include:* remodel for County use, demolish and reconstruct, partner with the State for a new building on-site
- ▶ Probation, Assessor, Auditor, Fire Stations, Substations, and Libraries are in need of improved and expanded space

# Considerations for Future Action

## ▶ Long-Term Facility Planning

- ▶ GSA recommends working with the Countywide Space Improvement Ad Hoc Committee to identify potential options and returning to the Board for a work session.
  - ▶ Process to include CAO and affected departments
  - ▶ Evaluate immediate needs and long-term concerns
  - ▶ Review current departmental requests
  - ▶ Identify available funding amounts and financing opportunities
  - ▶ Prioritize Substation, Fire Station, and Library remodels



# Conclusion

- ▶ Acknowledgements:
  - ▶ Capital Projects Team:
    - Dennis Lehman, Manager
    - Kyle Taylor, Coordinator III
    - Mark Van Fossen, Coordinator II
    - Victor Calderon, Coordinator I
  - ▶ GSA Support Staff

# Conclusion

## ► Request that the Board of Supervisors:

1. Receive a presentation regarding the projects completed in Fiscal Year 2018/19 and the proposed Capital Improvement Plan for Fiscal Years 2019/20 to 2023/24.
2. Approve the Capital Improvement Plan for Fiscal Years 2019/20 to 2023/24.
3. Authorize the submittal of a request to drawdown \$3,500,000 from the Tulare County Millennium Fund Program pursuant to Tulare County Public Financing Authority Agreement No. PFA-03.
4. Authorize the County Administrative Officer to sign the disbursement request letter on behalf of Tulare County.