

## NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

**Date/Time:** **Tuesday, April 20, 2021 at 5:00 p.m.**  
(or as soon thereafter as possible)

**Location:** **Tracy City Hall**  
**333 Civic Center Plaza, Tracy**

**THIS SPECIAL MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT**

**THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION. SEATING CAPACITY IN COUNCIL CHAMBERS WILL BE LIMITED TO THE FIRST 16 PEOPLE, ON A FIRST COME, FIRST SERVE BASIS. ADDITIONAL LIMITED SEATING WILL BE AVAILABLE ON THE SECOND FLOOR IN ROOM 203 (MAX. CAPACITY OF 15). COMPLIANCE WITH ALL PUBLIC HEALTH & SAFETY GUIDELINES INCLUDING COVID-19 SCREENING, TEMPERATURE CHECKS, FACE COVERINGS, AND PHYSICAL DISTANCING MEASURES WILL BE REQUIRED FOR IN-PERSON ATTENDANCE. PLEASE PLAN TO ARRIVE APPROXIMATELY 15 MINUTES PRIOR TO THE SCHEDULED MEETING START TIME TO ALLOW FOR SCREENING PROCESSES. MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHODS:**

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

**Remote Access to City of Tracy Council Meeting:**

*In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Special City Council meeting on Tuesday, April 20, 2021.*

*As always, the public may view the City Council meetings live on the City of Tracy's website at [www.CityofTracy.org](http://www.CityofTracy.org) or on Channel 26. To view from the City's website, select "Watch Live Council Meetings" from the drop down menu "Select an Online Service" at the top of the City's homepage. You will be directed to the "Council Meeting Videos" page where you may select the video for the appropriate date under "Upcoming Events."*

*If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.*

**Remote Public Comment:**

*Public comment, limited to 250 words or less, submitted via email **will be accepted for agenda items before the start of the Council meeting at 5:00 p.m.** Please send an email to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) and identify the item you wish to comment on in your email's subject line.*

*During the upcoming Council meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:*

- *Comments via:*
  - **Phone** by dialing (209) 831-6010, or
  - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number:** 182 171 8710 and **Event Password:** TracyCC
  - ***If you would like to participate in the public comment anonymously***, you may submit your comment via phone or in WebEx by typing “Anonymous” when prompted to provide a First and Last Name and inserting [Anonymous@example.com](mailto:Anonymous@example.com) when prompted to provide an email address.
  
- *Protocols for submitting comments by **phone**:*
  - *Comments received by phone for the “Items from the Audience/Public Comment” portion of the agenda must be received by the time the Mayor opens that portion of the agenda for discussion.*
  - *Comments received by phone on each “Agendized Item” will be accepted until the Mayor announces that public comment for that item is closed.*
  
- *Protocols for commenting via WebEx:*
  - *If you wish to comment under “Items from the Audience/Public Comment” portion of the agenda:*
    - *Listen for the Mayor to open “Items from the Audience/Public Comment”, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
    - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
  - *Comments for the “Items from the Audience/Public Comment” will be accepted until the public comment period is closed.*
  
- *The total allotted time for public comment under “Items from the Audience/Public Comment” will be 15 minutes:*

1. Call to Order
2. Roll Call
3. Items from the Audience - Items from the audience - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council.*
4. CONDUCT A CITY COUNCIL WORKSHOP TO REVIEW THE PROPOSED FY 2020-21 CAPITAL BUDGET AND THE PROPOSED FIVE YEAR FY 2021-2026 CAPITAL IMPROVEMENT PLAN (CIP) OUTLOOK AND PROVIDE FEEDBACK

5. Council Items and Comments
6. Adjournment



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Mayor

**Posting Date: Thursday, April 15, 2021**

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

**CONDUCT A CITY COUNCIL WORKSHOP TO REVIEW THE PROPOSED FY 2020-21 CAPITAL BUDGET AND THE PROPOSED FIVE YEAR FY 2021-2026 CAPITAL IMPROVEMENT PLAN (CIP) OUTLOOK AND PROVIDE FEEDBACK**

EXECUTIVE SUMMARY

The purpose of this workshop is to provide City Council with an overview of the proposed FY 2021-22 Capital Budget, as well as, the proposed five-year FY 2021-2026 Capital Improvement Plan (CIP) Outlook. The five-year CIP Outlook is an essential part of the overall Capital Budget development in order to strategically plan for the community's long-term capital maintenance, improvement, and replacement needs.

DISCUSSION

Over the last few budget cycles, departments have begun evaluating capital improvement needs and have compiled a five-year Capital Improvement Plan (CIP) Outlook into the FY 2021-22 budget planning. The CIP Outlook is a comprehensive five-year capital improvement plan designed to identify projects to construct, repair, maintain, or replace the City's infrastructure, which is consistent with the City Council's Strategic Priorities.

The Capital Improvement Plan (CIP) Outlook is a schedule of proposed public projects and purchases over a five-year period. Capital improvements are projects, which require acquisition, construction, or replacement of City assets, amenities, infrastructure, facilities, and utilities (e.g. vehicle and equipment, public landscaping and parks, city buildings, storm drainage systems, roadways, sidewalks, utility lines and treatment plants, and more).

The purpose of the CIP is to:

- identify capital expenditures which are anticipated to be requested over a five-year period;
- determine a source of funding for the requests; and
- provide an opportunity for long-term planning.

The CIP Outlook is not a budget. The CIP Outlook is a planning tool to assist in budget decisions and the allocation of resources required to meet the City's strategic goals that are critical to core services. By preparing the CIP Outlook, the City can monitor and evaluate funding availability while taking into account new needs that are of priority. It is a driver in funding strategies and policies for establishing utility rates, applying for grants, allocation of resources, pay-go or debt financing, understanding future ongoing, and operating costs.

The CIP Outlook is not static, but can and should be modified as new funding, regulations, priorities, urgency, and demands arise. It should be revisited at least

annually to provide the City Council, key stakeholders, and the public with information prior to the budget meetings to facilitate an informed discussion during the development of the annual Operating and Capital (CIP) Budget. This document does not include a complete compilation of all departmental or public requests that may be considered in preparation of future annual Operating and Capital budgets. In addition, not all projects listed have identified funding nor is funding being requested for appropriations. These costs are listed as unfunded. However, by listing the projects in the CIP Outlook, staff has identified these as priority projects in the event grants or other funding opportunities present themselves.

#### CIP Overview and Funding Source

A capital project is defined as an undertaking wherein labor and/or materials are used to construct, alter, append or replace a building or an item of infrastructure (or a component of a building or item of infrastructure). A capital project has specific objectives, includes a detailed scope of work, schedule and budget, and typically has a total cost in excess of \$50,000 with a typical useful life expectancy of ten or more years.

Capital projects are typically categorized as “Capital Maintenance” (deferred and/or ongoing), “Capital Improvements” and “Capital Assets.” The first category includes projects that provide a major rehabilitation or a replacement to existing infrastructure and/or facilities required to provide essential public services, ensure asset preservation, and maintain health and safety. Examples include roadway rehabilitation, roof replacement, HVAC system upgrades, and removal and replacement of deteriorated water or wastewater pipes. The second category includes projects that expand existing infrastructure and/or facilities, or construct new facilities, to address present and future needs of the Community. Examples include Wastewater expansion projects, new parks and amenities, new roads and road widening projects. The last category includes new assets that have been purchased or that have been contributed from development. Examples include new vehicles, land, major equipment and developer funded projects.

The Capital Improvement Plan (CIP) Outlook is a comprehensive five-year plan designed to identify projects to develop and maintain the City’s infrastructure. The CIP Outlook aims to provide information on the basis for revenue projections, criteria to determine capital infrastructure needs, and present a broad overview of capital infrastructure needs and funding over the next five fiscal years.

It is comprised of current, new and future projects. Current projects are those that have been appropriated in the prior or current fiscal years, but not yet been completed. The CIP Outlook also reflects new projects that are to be funded in the proposed FY 2021-22 Operating and Capital Budget. Future projects are new projects that are anticipated to occur in the out years of the five-year plan. Some projects have potential funding identified, while most projects do not have funding identified. There is a finite amount of funding available per year for CIPs and several numerous unfunded needs. This gap in available funding negatively affects the sustainability of the city’s infrastructure and assets. It also increases the cost of maintenance and eventual replacement of these items. As funding sources are identified, the CIP Outlook will be amended to reflect the funding of these projections in the future projects to reflect the expected completion.

The CIP Outlook is organized into groups by the type of project, such as; Traffic Safety, General Government and Facilities, Streets and Highways, Parks and Recreation, etc. Depending on the legal requirements, CIP projects are funded by various internal funding sources and rarely have outside funding sources, like grants or fees. In 2018, staff reconciled a decade worth of funded and unfunded projects. There is no ongoing, dedicated funding source to support General Fund capital projects (i.e. Fund 301). In the past, Council has conducted public workshops to review the proposed five-year capital improvement programs utilizing several criteria. However, with the lack of this type of available funding, this has not occurred over the last few years.

Beginning with the FY 2018-19 budget, the CIP list has focused on the remaining funded projects carried forward from prior years, the new City Council Measure V priorities, and projects funded outside of the General Fund. With the direction from City Council to fund Measure V projects, including the completion of Legacy Fields Phase 1 (Phase 1E) through debt financing, and the Aquatics Center and Multi-Generational Gym through pay go, and Nature Park effective 2030, the City's General Fund will not have capacity to fund additional capital improvement or maintenance.

Today, the majority of CIPs are funded through sources that have unique limitations on the use of funds, such as Special Revenue, Capital Impact Fees, or Utilities Enterprise Funds. CIPs are also supported through other funding sources, which may be comprised of developer contributions and various local, state, and federal grants.

- Special Revenue Funds receive revenues through dedicated fees or taxes, which are legally restricted for specific ("special") purposes. For example, Gas Tax monies must be spent on roadway and traffic safety improvements or repairs.
- Capital Projects Funds from Developer Impact Fees also support a number of CIP projects. The development impact fees collected in various areas of the City and provide funding for specific infrastructure expansion associated with a particular development and must be spent on the projects that were identified in establishing the fee. Examples include the Tracy Improvement Master Plan (TIMP) or Ellis Specific Plan which may be used for road, facilities, or utility expansion.
- Utilities Enterprise Funds: Water, Wastewater, Solid Waste, and Storm Water provide funding for projects from customer fees and are used to maintain, repair, or replace existing needed utilities infrastructure.

CIP's can also be funded through Internal Service (IS) Funds. IS Funds secure revenue through charges to other funds, but do not receive revenue directly from outside funding. They are designed to support city-wide services, including information technology, building maintenance, risk management, and vehicle and equipment replacement. The costs of equipment, vehicle, technology, and building maintenance and replacement are reported in these funds. Many of the projects associated with IS Funds have budgets for small capital assets under \$50,000 each, but collectively may exceed this threshold. When this occurs the budget is reflected in the department's operating budget. For example, minor building repairs or upkeep would not be reflected in a CIP Outlook.

### Capital Improvement Plan Outlook Estimates by Categories

Below is a summary of the proposed FY 2021-22 Capital budget for new items and the CIP Outlook for 2021-2026. Please note that the City is returning to a five-year outlook on capital and many lists are still under development. The CIP Outlook is not reflective of all of the City's capital "Major Maintenance" (deferred and/or ongoing) or "New Public Improvements" needs. The report represents capital projects and programs prioritized to maximize the available resources reflective of their restrictive use and purpose. This report will continue to be monitored, updated and reported at least annually to the City Council with a goal of eventually reporting out the full list of capital needs throughout the city.

The CIP is organized into groups by the type of project. Groups include:

- Group 71: General Government and Public Safety Facilities
- Group 72: Traffic Safety
- Group 73: Streets and Highways
- Group 74: Wastewater Improvements
- Group 75: Water Improvements
- Group 76: Drainage Improvements
- Group 77: Airport and Transit Improvements
- Group 78: Parks and Recreation

*Group 71: General Government and Public Safety Facilities:* This category includes new construction, maintenance and rehabilitation of City facilities, such as fire station renovations, roof replacement, HVAC system replacement, and facility expansions. It also encompasses other general capital projects, such as police equipment replacement, Public Safety and Facilities master plan updates, and vehicle and equipment replacement. The funding source for General Government and Public Safety Facilities projects comes primarily from the General Capital Projects (Fund 301) or Internal Service Funds. These funds are supported almost exclusively from transfers from the City's General Fund. This funding has diminished severely over the last three budget cycles as the General Fund's deficit has made funding capital projects difficult. Any funding has come from using existing fund balance and no new capital funding is identified.

- Proposed FY 2021-22 Capital Budget

There is one new proposed project recommended for the FY 2021-22 Capital Budget. The South San Joaquin County Fire Authority is requesting funding for the replacement of cardiac monitors and the City's share is \$300K. It is likely that this expense will be eligible for the American Rescue Plan Act (ARP) or other Grant funding.

New Proposed Funded Projects (1)				
Project Number	Project Name	Fund	FY2021/22	Total
71115	Cardiac Monitors	Grant	293,750	293,750

- Proposed Capital Improvement Plan Outlook 2021-2026

Active	New	< - - - - - Projected - - - - - >					Un-Funded	Total
		FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25		
3,345,580	769,400	293,750	-	-	-	-	3,585,436	7,994,166

*Group 72: Traffic Safety:* This category involves maintenance and upgrading of the City's existing roadways as it relates to traffic safety. Common projects include design and installation of new roadway, intersection, and traffic signal improvements to ensure adequate, safe, and efficient movement of traffic throughout the City. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

- Proposed FY 2021-22 Capital Budget

There two new proposed funded projects for Traffic:

- CIP 72122, Holly Drive Pedestrian and Bikeway Project, is a two year project to provide traffic Class 3 bike route, Class 2 bicycle lanes, sidewalk, pavement patching, slurry seal, signage, striping, and pavement markings along Holly Drive between 11<sup>th</sup> Street and Clover Road. This will provide active transportation users, such as pedestrians and bicyclists, with a safe route to school and Downtown Tracy. The project is funded in part by Gas Tax and an Active Transportation Program (ATP) grant.
- CIP 72123, Adaptive Traffic Signal, will install the adaptive traffic signal system (signals that adjust the timing of their green light cycles to match current traffic conditions on the ground) on Grant Line Road, between Byron Road and Naglee Road. The City applied for and was awarded a grant from the US Department of Transportation's Congestion Mitigation and Air Quality (CMAQ) Improvement Program for this project.



New Proposed Funded Projects (2)					
Project Number	Project Name	Fund	FY2021/22	FY2022/23	Total
72122	Holly Drive Pedestrian and Bikeway Improvements	245	105,000	100,000	205,000
72122	Holly Drive Pedestrian and Bikeway Improvements	Grant	-	1,625,000	1,625,000
72123	Adaptive Traffic Signal System - Grant Line Road	242	875,000	-	875,000
72123	Adaptive Traffic Signal System - Grant Line Road	245	140,000	-	140,000

- Proposed Capital Improvement Plan Outlook 2021-2026

Active	New		-< - - - - - Projected - - - - ->				Un-Funded	Total
	FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26		
Carryover	1,385,203	1,908,500	1,120,000	1,725,000	-	-	-	6,138,703

*Group 73: Streets and Highways:* The Streets and Highways category of projects encompasses the maintenance/replacement or construction of new/existing sidewalks, street and roadways. Examples include the new I-205 freeway interchanges, Corral Hollow Widening, various roadway reconstructions, rehabilitations, extensions, and widening, as well as sidewalk improvements. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

- Proposed FY 2021-22 Capital Budget

- There are 2 new proposed projects for FY2021 -22 for Pavement Rehabilitation.
- CIP 73183, Pavement Rehabilitation: Pavement rehabilitation by overlays or reconstruction is essential to reach the City's goal of achieving higher overall Pavement Condition Index (PCI) value for the roadway network. PCI is a numerical index which is used to indicate the general condition of a pavement section. Available funding is dependent on previous year's pavement rehabilitation projects carryover funds, and the Road Repair and Accountability Act of 2017 (SB1) funds received during the current fiscal year.
  - CIP 73184, Slurry Seal: Performing Slurry Sealing of various street segments as preventative maintenance.

New Proposed Funded Projects (2)				
Project Number	Project Name	Fund	FY2021/22	Total
73183	Pavement Rehabilitation Project FY 21-22	242	540,000	540,000
73183	Pavement Rehabilitation Project FY 21-22	245	135,000	135,000
73183	Pavement Rehabilitation Project FY 21-22	248	1,231,747	1,231,747
73183	Pavement Rehabilitation Project FY 21-22	261	641,698	641,698
73184	Slurry Seal FY21-22	248	600,000	600,000

- Proposed Capital Improvement Plan Outlook 2021-2026

Active	New		<- - - - - Projected - - - - ->				Un-Funded	Total
	FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26		
48,920,193	15,906,000	3,148,445	2,825,000	2,825,000	2,825,000	2,825,000	17,806,000	97,080,638

*Group 74: Wastewater Improvements:* Maintenance of and improvements to the City's wastewater infrastructure and treatment facility are included in this category. Typical projects in this category include upgrades, extensions, and replacements to wastewater treatment lines and equipment, and expansion of the wastewater treatment plant. The primary sources of funding for these projects comes from customer and developer impact fees, when applicable. As part of the five year CIP Outlook, the Wastewater Fund has proposed several unfunded Capital Maintenance projects that have been deferred, such as sewer line replacement, treatment plant upgrades and improvements, and manhole cover replacement. The City will be seeking bond financing and a customer rate study as a means to potentially funding priority projects over the next five years, in addition to using developer impact fees and seeking various infrastructure grants.

- Proposed FY 2021-22 Capital Budget

There are no new proposed projects for FY2021-22 for Wastewater Improvements.

- Proposed Capital Improvement Plan Outlook 2021-2026

Active	New		<- - - - - Projected - - - - ->				Un-Funded	Total
	FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26		
23,837,437	23,599,673	-	-	-	-	-	57,331,938	104,769,048

*Group 75: Water Improvements:* Water projects include the purchase of water supply, installation of new water infrastructure (pipeline, pump stations, water tanks, etc.), and rehabilitation/replacement of water infrastructure throughout the City. The primary source of funding comes from customer service rates, developer impact fees, and occasionally grants, when applicable. The Water Enterprise Fund has proposed several unfunded Capital Maintenance projects (e.g. water line replacement, treatment plant upgrades, well site studies and design, storage/reservoirs). There is limited funding for new projects at this time as the Water Fund continues to build its reserves for future pay-go projects.

- Proposed FY 2021-22 Capital Budget

There are no new proposed projects for FY2021-22 for Water Improvements.

- Proposed Capital Improvement Plan Outlook 2021-2026

Active	New		← - - - - - Projected - - - - - →				Un-Funded	Total
	FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26		
Carryover								
6,383,562	-	-	-	-	-	-	8,350,000	14,733,562

*Group 76: Drainage Improvements:* This category of projects includes storm drain line replacements, installation of new storm drain lines, channel improvements and pump station upgrades. The primary source of funding comes from customer and developer impact fees, when applicable. The Storm Drain Enterprise Fund does not currently have the funds to support capital projects at this time and will continue to compile unfunded proposed projects as part of future planning. A rate study is needed to evaluate the customer fees for on-going maintenance and capital for this fund.

- Proposed FY 2021-22 Capital Budget

There is one new proposed funded Storm Drain project from NEI Impact fees:

- CIP 76087, Eastside Channel Lining, will construct a concrete lining along the bottom and sides of the Eastside Channel from Pescadero Avenue to MacArthur Drive. Funding is provided from developer impact fees.

New Proposed Funded Projects (1)				
Project Number	Project Name	Fund	FY2021/22	Total
76087	Eastside Channel Lining from Grant Line Road to MacArthur	350	2,500,000	2,500,000

- Proposed Capital Improvement Plan Outlook 2021-2026

Active	New		<- - - - - Projected - - - - ->				Un-	Total
Carryover	FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	Funded	
529,150	-	2,500,000	-	-	-	-	9,709,699	12,738,849

*Group 77: Airport and Transit Improvements:* The maintenance and upgrades to the Tracy Municipal Airport, transit system improvements, and bus replacements are included in this category. The primary source of funding for this group comes in the form of grant funding from Transportation Development Act (TDA), Federal Transit Administration (FTA), and other grants. There are currently no new proposed projects for the Airport as they continue to finish out the Airport Layout Plan, which is necessary before an update can be done to the Airport Master Plan; once completed the department will begin evaluating potential capital projects to include in future CIP Outlook reports.

- Proposed FY 2021-22 Capital Budget

There are two new proposed funded projects:

- CIP 77587, Intelligent Transportation System (ITS) software will provide better passenger data, increase safety, greater mobility access, and better manage the overall transit system through technology.

New Proposed Funded Projects (1)					
Project Number	Project Name	Fund	FY2021/22	FY2022/23	Total
77587	ITS Infrastructure Planning and Construction	241	280,000	-	280,000
77587	ITS Infrastructure Planning and Construction	573	1,120,000	-	1,120,000

- Proposed Capital Improvement Plan Outlook 2021-2026

Active Carryover	New		< - - - - - Projected - - - - - >				Un- Funded	Total
	FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26		
5,925,801	700,000	1,400,000	-	-	-	-	250,000	8,275,801

*Group 78 Parks and Recreation Improvements:* This category consists of park and civic amenity construction, improvements and maintenance. This category includes park improvements, bikeway improvements, playground equipment replacement, aquatics center, etc.

The Parks and Recreation Department is currently going through a comprehensive update of its Citywide Parks, Recreation and Trails Master Plan. This document will outline a long-range vision for the City’s system of parks and trails that responds to the community’s aspirations. An entire chapter of this document is dedicated to implementation and creates a framework for improving existing parks over the next 15 years. Since this policy document is not yet complete, the five year CIP Outlook for Group 78 projects is very much a working document. The current project list takes into consideration a number of the priority project needs for renovating and expanding the City’s current park and recreation amenities, but is not a full account of all parks projects over the next five years, as staff is finalizing the master plan. Staff, along with the consultant team, plans to present the master plan document along with key findings later this year, which will highlight many key community priorities for new and existing parks and recreation amenities.

- Proposed FY 2021-22 Capital Budget

There are two new proposed funded projects:

- CIP 78184, Hoyt Park, will rehabilitate existing infrastructure at Hoyt Park through the State of California’s Proposition 68, Per Capita Program. The project includes resurfacing and re-stripping the parking lot, replacing bench and table furnishings in the park, and addressing other amenities, pending available funds.
- CIP 78185, Legacy Fields Phase 1E, will be the final sub phase of Phase 1 of Legacy Fields construction. The improvements include: paving parking lots, slurry sealing existing asphalt, construct new secondary exit south of the complex, build-out of the Eastern Wagon Wheel to closely resemble the Western Wagon Wheel, and wayfinding & signage. Funding from Measure V was approved by the City Council.

New Proposed Funded Projects (2)				
Project Number	Project Name	Fund	FY2021/22	Total
78184	Hoyt Park - Per Capita Improvements	Grant	234,065	234,065
78185	Legacy Fields Phase 1E	307	17,150,000	17,150,000

- Proposed Capital Improvement Plan Outlook 2021-2026

Active Carryover	New		Projected				Un-Funded	Total
	FY 2021/22	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26		
11,249,918	1,098,930	17,384,065	16,075,000	75,000	75,000	44,075,000	7,995,000	98,027,913

Current Council Direction on Measure V Projects

In the past, Council has conducted public workshops to review and prioritize the proposed five-year capital improvement projects and programs funded from the General Fund. In 2018, staff reconciled a decade worth of funded and unfunded projects previously listed in CIPs Outlook reports. This process revealed that most projects listed in the plan did not have funding nor were they anticipated to have funding in the future years. Projects in the General Fund were notably among the largest group of unfunded projects as there is no ongoing, dedicated funding source to support General Fund capital projects. Prior to 2018, the City Council had a General Fund CIP budget of approximately \$2 million annually that was used to fund the various capital projects. As the City’s reserves were drawn down for these projects, the City found it difficult to maintain this commitment from the General Fund. The City Council had considered using a portion of Measure V funding to maintain the capital funding; however, in 2019, the City Council prioritized the three major amenities for Measure V and directed staff to develop a pay-go funding approach to fund the amenities; Legacy Fields, Aquatics Center, and Multi-Generational Gymnasium. The General Fund capital projects remain unfunded in the CIP Outlook.

As part of the annual CIP Outlook discussion, the City Council held a workshop to review the Measure V priorities and project timelines of the amenities based on available funding. At the March 23, 2021 City Council Workshop, the City Council gave direction to staff on project delivery for the Measure V major amenity projects. Below is a summary of the direction received from the City Council at the meeting:

*Legacy Fields:* Per Council direction, staff will proceed with construction of Phase 1E including optional improvements for \$17.1 million using debt financing funded by Measure V. Bid documents will be finalized and the project will be put out to bid in Fall

2021. Construction is estimated to take 12-18 months with completion tentatively set for Fall/Winter 2022.

Phase 1E Scope of Work

- a. Eastern Wagon Wheel Improvements (to match Western Wagon Wheel)
  - 1. Fields 3, 4 and 5 fencing and paving
  - 2. Renovation of Field 1
  - 3. Renovation of Field 2
  - 4. Paving, parking lot access and shade structures for all fields
  - 5. Restroom/Concession Building and plaza area
  - 6. Electrical infrastructure work for all fields
  - 7. Sport field and pathway lighting
- b. Parking Lot Improvements
  - 1. Pave and stripe four (4) existing gravel parking lots
  - 2. Underground electrical infrastructure work for future vehicle charging stations
  - 3. Construct new secondary exit at southern end of complex
  - 4. Construct (1) overflow gravel parking lot fully improved overflow parking lot to the northwest of the soccer fields
- c. Roadway & Sidewalk Top Seal
  - 1. Slurry seal and stripe spine road
  - 2. Slurry seal and repair existing asphalt sidewalk
- d. Wayfinding, Signage & Sponsorship Opportunities Package
  - 1. Vehicular Approach and Experience
  - 2. Pedestrian Approach and Experience
  - 3. Field Identification Markers
  - 4. Informational Kiosks, Photo ops, Branding
- e. Other Critical Improvements
  - 1. Sump pump to address flooding along Tracy Boulevard
  - 2. Electrical improvements to Maintenance Yard

*Multi-Generational Recreational Center:* Per Council direction, staff will proceed with a phased approach to constructing this project with Phase 1 completion goal of 2023. Phase 1 includes \$3.9 million of committed Measure V funding, \$4 million in public benefit money from Prologis, and another \$17 million from Measure V (estimated budget for Phase 1 is \$24.9 million). Staff will return to the City Council with a request for policy direction on the project including site selection and scope of Phase 1. After the scope and site location are determined, staff will issue a Request for Proposals (RFP) to begin design of Phase 1. The remaining phase(s) will be on hold until additional funding is available after 2028 and the completion of the Aquatics Center; estimated total not to exceed budget of \$40 million.

*Aquatics Center:* Per Council direction, staff will continue to work on a phased approach to the Aquatics Center project with Surland Communities, LLC (Developer). Depending on Council direction, a phasing plan could see the Phase 1 open by 2026. Phase 2 would be completed by 2028 for the total not to exceed budget of \$65 million, including

contingency and soft costs; funded from \$55 million of Measure V and \$10 million in developer contribution.

*Nature Park:* The Nature Park is now considered a Measure V major amenity project as a “future funded” in 2030 outside the five year CIP Outlook. There is approximately \$375,000 in the budget from the Swainson’s Hawk Habitat Mitigation Fund that can be used for initial planning this project. Staff is still working on determining if this funding can be spent on design and/or construction. Also, there may be an opportunity to utilize other community benefit funds in the amount of \$200,000 from the Holly Commerce project. Should Council decide to allocate this community benefit money, staff can return with options for project planning that may include, amongst other things, partnering with a nursery to purchase and maintain tree seeds for future use contract grow trees for the project. This strategy is common practice for landscape projects that have long timeline for completion or site conditions that do not allow for trees to be planting for a substantial amount of time.

#### On-going Maintenance and Replacement of City Assets

The Government Finance Officer Association (GFOA) recommends governments establish a system for assessing their capital assets and then appropriately plan and budget for any capital maintenance and replacement needs. (see Attachment B for GFOA Best Practices for Capital Assets):

*Budgetary pressures often impede capital program expenditures or investments for maintenance and replacement especially for governments that don't prepare a multi-year capital plan or properly consider the impact of capital projects on the operating budget. This lack of investment makes it increasingly difficult to sustain the asset in a condition necessary to provide expected service levels. Ultimately, deferring essential maintenance or asset replacement could reduce the organization's ability to provide services and could threaten public health, safety and overall quality of life. In addition, as the physical condition of the asset declines, deferring maintenance and/or replacement could increase long-term costs and liabilities. Government entities should therefore establish capital planning, budgeting and reporting practices to encourage adequate capital spending levels. A government's financial and multi-year capital plans should address the continuing investment necessary to properly maintain its capital assets. Such practices should include proactive steps to promote adequate investment in capital renewal and replacement and necessary expenditure levels for maintenance.*

An integral part of the Capital Improvement Plan Outlook is assessing the ongoing costs to operate and maintain the City’s capital assets, including vehicles, equipment, facilities, amenities, parks, infrastructure, and utilities. In many instances, the City has constructed or accepted new improvements throughout the Tracy, but it has struggled to adequately



maintain the assets. This is mostly from a lack of new funding and places a continuing strain on existing budgets. As costs to repair, maintain, and replace are impacted by inflation and degradation from time and use of the assets, it becomes harder to fund the deferred maintenance costs. These costs compound annually when the deferred maintenance and replacement schedules are not proactively budgeted. The challenge to fund these costs is evident in the large number of unfunded projects listed in the proposed CIP Outlook, both in the General Fund and Utilities.

Going forward, to meet the best practice standards recommended by GFOA, the City shall endeavor to capture and budget the ongoing costs to operate and maintain existing facilities, as well as new assets. In some instances, studies will need to be conducted to analyze the full costs. As mentioned above in the Parks and Recreation section, the department is undergoing a Parks Master Plan Update that will include a park maintenance and lifecycle replacement schedule for existing and future parks. Staff will utilize this information to inform future budget discussions with the City Council and the community.

By 2022, the City will complete a comprehensive fiscal analysis of the amenity's operations and maintenance, both annually and long-term. Following this study, the City will consider other Master Plans fiscal analysis for ongoing operating and maintenance of city assets (e.g. vehicle, equipment, buildings, utilities, sidewalks, and roadways). The studies' findings will be incorporated into future Capital Improvement Plan (CIP) Outlook reports and annual Operating and Capital Budgets to keep the City Council and the community informed of the fiscal impacts to maintain quality, high performing city infrastructure in Tracy. The costs of these studies have been funded in the Finance Department operating budget starting in FY 2021-22.

#### STRATEGIC PLAN

This agenda item addresses Goal 2 of the Governance Strategy to Ensure short and long-term fiscal health and Goal 3 of the Governance Strategy to increase public awareness around City finances and other civic matters.

#### FISCAL IMPACT

The Capital Improvement Plan (CIP) Outlook is not intended to provide for precise budgeting assumptions. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs and Council priorities. These changes allow for budget refinements as a particular project nears actual construction. The CIP Outlook should return to the City Council at least annually for consideration of new and future projects.

The adoption of the CIP Outlook does not provide for appropriations of funds into the City's budget. This process is done separately through the adoption of the annual

Operating and Capital Budget (on or before June 30 each year). If any of the projects listed in the Operating and Capital Budget require additional funding or changes, amendments to those individual projects would return to the City Council both through quarterly budget updates and/or through annual adoption of the City's Operating and Capital Budget for requests for appropriations.

In addition to developing a five-year Capital Improvement Plan Outlook, staff has been reviewing the on-going maintenance and replacement costs that are associated with construction of new infrastructure, facilities, and amenities; as well as looking at the cost to maintain and replace existing city assets. These costs are continuously absorbed into existing budgets that are already heavily strained to meet deferred maintenance and replacement needs. This is true across all funds, General Fund, Special Revenue, Capital, and Utilities. As part of the City Council's Fiscal Sustainability Budget Strategies, staff will undertake several maintenance and operations fiscal analysis studies to assess the full cost of operating, maintaining and planned replacement of its various capital assets. These will be captured within future versions of the five-year Capital Improvement Plan (CIP) Outlook and the City's annual Operating and Capital budget development.

#### RECOMMENDATION

It is recommended that the City Council receive this report and provide feedback on the proposed FY 2021-22 Capital Improvement Program (CIP) budget.

Prepared by: Felicia Galindo, Senior Accountant  
Reviewed by: Karin Schnaider, Director of Finance  
Midori Lichtwardt, Assistant City Manager  
Approved by: Jenny Haruyama, City Manager

#### ATTACHMENT

A - FY 21-22 Draft CIP 5 Year Plan  
B - GFOA Best Practices for Capital Assets



















**Capital Improvement Plan**  
**General Government Public Safety Facilities**  
**Temporary Emergency Housing**  
**Active Project**

**Project Number:** 71112  
**Project Budget:** \$2,800,000  
**Project Manager:** Ilene Macintire  
**Department:** City Manager  
**Project Priority:** High  
**Project Type:** Capital Asset  
**Customers Served:** City Services Residents  
**Council Strategic Priority:** Public Safety - Implement the Adopted Homelessness Strategic Plan



**Description:** Construction of a secured, temporary housing facility on a 0.8 acres City owned property on Arbor Road. The project includes site development, construction of all infrastructure needed to support the ADA compliant facility. Construction of a high tension membrane structure that will house clients and support services, and additional facilities to provide restrooms and showers. and food service.

**Justification:** Project site is located on 0.8 acres of unimproved City property. Site infrastructure needs to address access and utility connections to site to ensure it can operate as a temporary emergency housing facility. Effects of homelessness on people has been growing regionally and statewide in California. From 2017-2019 the homeless population grew in Tracy from 30 unsheltered individuals to 155 according to San Joaquin County Point in Time Counts. In May 2020 the Tracy City Council adopted the Tracy Homeless Strategic Plan and also adopted the San Joaquin Community Response to Homelessness - 2020 San Joaquin Strategic Plan in October 2020  
 "Project site is located on 0.8 acres of unimproved City property. Site infrastructure needs to address access and

**Comments:**

**Resolutions:** 2020-163

**Year Identified:**

**Start Date:** 2020/2021

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
252 - Cares ACT	\$ -	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,000
268 - Comm Dev Block Grant	\$ 14,420	\$ 85,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
282 - Housing Successor	\$ -	\$ 500,000	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ 690,000
Grant	\$ -	\$ -	\$ 329,400	\$ -	\$ -	\$ -	\$ -	\$ 329,400
Un-Funded	\$ -	\$ -	\$ 1,571,600	\$ -	\$ -	\$ -	\$ -	\$ 1,571,600





**Capital Improvement Plan**  
**General Government Public Safety Facilities**  
**Cardiac Monitors**  
**Proposed Project**

**Project Number:** 71115  
**Project Budget:** \$293,750  
**Project Manager:**  
**Department:** Fire  
**Project Priority:** High  
**Project Type:** Capital Asset  
**Customers Served:** City Services Residents  
**Council Strategic Priority:** Public Safety



**Description:** Replacement of 10 ECG cardiac monitors currently in use by the South San Joaquin County Fire Authority (SSJCF).

**Justification:** The current ECG monitor model being utilized is the Physio-Control LifePak 12. These units are between 13 and 15 years old. Many of our existing monitors were purchased originally as “refurbished” to reduce costs. The most significant challenge we are now facing is the manufacturer no longer makes this model, they do not make replacement parts nor do they service the monitors.

**Comments:** The total estimated cost to replace this essential equipment is approximately \$470,000 (10 monitors @ \$47,000 each). Based upon the anticipated change in the cost sharing formula (62.5% City/37.5% District), the City’s estimated pro-rata share is \$293,750 and Tracy Rural’s share is \$176,250. The objective is to purchase these new monitors at the beginning of the Fiscal Year 2021-22. Possible CARES or other grant funding.

**Resolutions:**

**Year Identified:** 2021

**Start Date:** 2021/2022

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Grant Funding	\$ -	\$ -	\$ 293,750	\$ -	\$ -	\$ -	\$ -	\$ 293,750

**Capital Improvement Plan**  
**General Government Public Safety Facilities**  
**Police Headquarters Cooling System Study**  
**Proposed Project**

**Project Number:** PP1-71XXX  
**Project Budget:** \$80,000  
**Project Manager:** Ilene Macintire  
**Department:** Public Works  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** City Services  
**Council Strategic Priority:** Public Safety



**Description:** Engineering study of the existing closed loop water system that is experiencing frequent failures.

**Justification:** The existing closed loop water system in the Police Headquarters building provides cool water to the buildings multiple thirty two (32) heat exchangers, throughout the building. The heat exchangers warm and cool the air inside the building. The heat exchangers are failing at a rate of 1-2 a year and replacements must be custom built at significant costs. A detailed study needs to be conducted to determine what should be done to address the ongoing failures and develop a plan for repairs, to be done as a future CIP. (Recent cost to replace one heat exchanger was \$12,000)

**Comments:**

**Resolutions:**

**Year Identified:** 2021

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Un-Funded	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000

**Capital Improvement Plan**  
**General Government Public Safety Facilities**  
**Police Headquarters Level III Impact Resistant Windows**  
**Proposed Project**

**Project Number:** PP2-71XXX  
**Project Budget:** \$170,000  
**Project Manager:** Ilene Macintire  
**Department:** Police  
**Project Priority:** Moderate  
**Project Type:** Capital Improvement  
**Customers Served:** City Services  
**Council Strategic Priority:** Public Safety



**Description:** Level III Impact Resistant Windows at PD Headquarters

**Justification:** Level III Impact (bullet) resistant windows will be added to the front lobby reception desk, the north entrance to the facility and to the Public Records window to provide a higher level of protection to staff in the PD Headquarters facility.

**Comments:**

**Resolutions:**

**Year Identified:** 2021

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Un-Funded	\$ -	\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ -	\$ 170,000



























# Capital Improvement Plan

## Traffic Safety

### Holly Drive Pedestrian and Bikeway Improvements

#### Proposed Project

**Project Number:** 72122  
**Project Budget:** \$1,830,000  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** High  
**Project Type:** Capital Improvement  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:** On Holly Drive between 11th Street and Clover Road, install Class 3 bike route, Class 2 bicycle lanes, sidewalk, pavement patching, slurry seal, signage, striping, and pavement markings.

**Justification:** Provide active transportation users a safe route to school and Downtown Tracy. The project is funded in part by an Active Transportation Program (ATP) grant. The project is not dependent on another project.

**Comments:** Design: FY 21/22 and FY 22/23  
Construction: FY 22/23 and FY 23/24

**Resolutions:**

**Year Identified:** 2021

**Start Date:** 2021/2022

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
245 - Gas Tax	\$ -	\$ -	\$ 105,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 205,000
Grant	\$ -	\$ -	\$ -	\$ 1,625,000	\$ -	\$ -	\$ -	\$ 1,625,000

**Capital Improvement Plan**  
**Traffic Safety**  
**Adaptive Traffic Signal System - Grant Line Road**  
**Proposed Project**

**Project Number:** 72123  
**Project Budget:** \$1,015,000  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** Moderate  
**Project Type:** Capital Improvement  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:** This project will install the adaptive traffic signal system on Grant Line Road, between Byron Road and Naglee Road.

**Justification:** Grant Line Road is a major arterial in the City which operates on a deficient LOS between Byron Road and Naglee Road. This project is needed to improve the LOS and make the traffic flow efficient. The City applied and received CMAQ grant of \$875 K for this project.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
242 - Transp Sales Tax	\$ -	\$ -	\$ 875,000	\$ -	\$ -	\$ -	\$ -	\$ 875,000
245 - Gas Tax	\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 140,000









Project Number	Project Name	Fund	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
73168	Reconstruction 6th St, west of Tracy Blvd	245	33,963	366,037	-	-	-	-	-	-	400,000
73171	City Sidewalk - Clover Road, 6th St & West St	245	16,292	233,708	-	-	-	-	-	-	250,000
73173	Transportation Master Plan	363	314,815	135,185	-	-	-	-	-	-	450,000
73173	Transportation Master Plan	391	132,935	117,065	-	-	-	-	-	-	250,000
73175	Tracy Boulevard Sidewalk	242	27,875	630,706	-	-	-	-	-	-	658,581
73175	Tracy Boulevard Sidewalk	301	-	66,000	-	-	-	-	-	-	66,000
73176	Street Patch & Overlay Program FY20	242	3,500	536,500	-	-	-	-	-	-	540,000
73176	Street Patch & Overlay Program FY20	245	-	135,000	-	-	-	-	-	-	135,000
73176	Street Patch & Overlay Program FY20	248	93,854	1,406,146	-	-	-	-	-	-	1,500,000
73177	ADA Accessibility Improvements	245	12,943	102,057	65,000	-	-	-	-	-	180,000
73177	ADA Accessibility Improvements	268	-	150,000	-	-	-	-	-	-	150,000
73178	Street Patch & Overlay Program FY21	242	-	140,000	-	-	-	-	-	-	140,000
73178	Street Patch & Overlay Program FY21	245	-	135,000	-	-	-	-	-	-	135,000
73178	Street Patch & Overlay Program FY21	248	16,253	1,736,446	-	-	-	-	-	-	1,752,699
73178	Street Patch & Overlay Program FY21	261	-	1,284,163	-	-	-	-	-	-	1,284,163
73179	Pavement Management System Update	245	2,628	47,372	-	-	-	-	-	-	50,000
73180	Sidewalk, Curb, and Gutter Repair	245	643	249,357	-	-	-	-	-	-	250,000
73181	Asphalt Concrete Pedestrian Path Installation on Lammers Road	242	-	80,581	-	-	-	-	-	-	80,581
73182	Street Patch FY21	242	12,202	387,798	-	-	-	-	-	-	400,000
73182	Street Patch FY21	248	-	-	300,000	-	-	-	-	-	300,000

New Proposed Funded Projects (5)									
Project Number	Project Name	Fund	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
73183	Pavement Rehabilitation Project FY 21-22	242	540,000	-	-	-	-	-	540,000
73183	Pavement Rehabilitation Project FY 21-22	245	135,000	-	-	-	-	-	135,000
73183	Pavement Rehabilitation Project FY 21-22	248	1,231,747	-	-	-	-	-	1,231,747
73183	Pavement Rehabilitation Project FY 21-22	261	641,698	-	-	-	-	-	641,698
73184	Slurry Seal FY21-22	248	600,000	-	-	-	-	-	600,000
FF1-73XXX	Annual Pavement Rehabilitation Project	242	-	540,000	540,000	540,000	540,000	-	2,160,000
FF1-73XXX	Annual Pavement Rehabilitation Project	245	-	135,000	135,000	135,000	135,000	-	540,000
FF1-73XXX	Annual Pavement Rehabilitation Project	248	-	1,300,000	1,300,000	1,300,000	1,300,000	-	5,200,000
FF2-73XXX	Annual Slurry Seal Project	248	-	600,000	600,000	600,000	600,000	-	2,400,000
FF3-73XXX	Sidewalk, Curb, and Gutter Repair FY 22-26	245	-	250,000	250,000	250,000	250,000	-	1,000,000

New Proposed Un-Funded Projects (1)									
Project Number	Project Name	Fund	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
PP1-73XXX	Reconstruction Bessie Avenue Between Lowell Avenue and Grant Line Road		-	-	-	-	-	1,800,000	1,800,000







**Capital Improvement Plan**  
**Streets and Highways**  
**Widening - Corral Hollow, Linne to Old Schulte**  
**Active Project**

**Project Number:** 73144  
**Project Budget:** \$22,311,938  
**Project Manager:** Kul Sharma  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Improvement  
**Customers Served:** Residents Business  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:** Widen existing road from a 2 lane rural road to a 4 lane major arterial between Old Schulte Road and Linne Road. Construction - FY19-22.

**Justification:** To accommodate traffic generation/circulation within new/proposed development in the south side of the City.

**Comments:** \$280K received on 1/05/04 from Meritage Homes, for Eastgate Unit 1, CR# 1302181, for improvements within the County on Corral Hollow Rd. Measure K funding for \$13,000,000 available as advance/loan against future revenue.

**Resolutions:** 2017-057 2017-078 2018-029 2018-163 2019-136 2019-152 2019-167 2019-225  
2019-231 2020-056 2020-084 2020-131

**Year Identified:** 2010

**Start Date:**

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
242 - Transp Sales Tax	\$ 3,012,605	\$ 4,161	\$ 13,000,000	\$ -	\$ -	\$ -	\$ -	\$ 16,016,766
245 - Gas Tax	\$ 82,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,735
363 - TIMP Traffic	\$ 1,572,431	\$ 1,282,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,854,821
808 - Reg Transport Impact	\$ 157,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,616
Un-Funded	\$ -	\$ -	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ 3,200,000



**Capital Improvement Plan**  
**Streets and Highways**  
**I-580/Mountain House Overcrossing**  
**Active Project**

**Project Number:** 73147  
**Project Budget:** \$49,183,000  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** Low  
**Project Type:** Capital Improvement  
**Customers Served:** Residents Business  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:** Includes widening of the Mountain House Parkway overpass, construction of a westbound loop on-ramp and construction of a new intersection, relocation and widening of the westbound off-ramp, restriping of the eastbound off-ramp, widening of the eastbound on-ramp, restriping the northbound approach at the eastbound ramps to include two free right turn lanes, and signaling the intersections.

**Justification:** Required as part of the Transportation Master Plan to serve new development in the City.

**Comments:** This project was awarded 2 TCEP Grants (\$18,531,000 & \$6,353,000). The city is actively pursuing an INFRA Grant for this project for additional funding.

**Resolutions:** 2017-186    2018-033    2018-163    2018-216

**Year Identified:**

**Start Date:** 2015/2016

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
242 - Transp Sales Tax	\$ -	\$ -	\$ 2,541,000	\$ -	\$ -	\$ -	\$ -	\$ 2,541,000
261 - ISTEPA	\$ -	\$ 24,884,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,884,000
363 - TIMP Traffic	\$ 210,063	\$ 789,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
808 - Reg Transport Impact	\$ 245	\$ 7,951,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,952,000
Un-Funded	\$ -	\$ -	\$ 12,806,000	\$ -	\$ -	\$ -	\$ -	\$ 12,806,000

































# Capital Improvement Plan

## Streets and Highways

### Street Patch FY21

#### Active Project

**Project Number:** 73182  
**Project Budget:** \$700,000  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:** Slurry seal subdivisions of Sienna Park 2, Hearthstone 1, Regency Square, Muirfield 1, and Warmington Homes at Glencreek Units 1 and 2.

**Justification:**

**Comments:**

**Resolutions:**

DRAFT

**Year Identified:**

**Start Date:** 2020/2021

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
242 - Transp Sales Tax	\$ 12,202	\$ 387,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
248 - SB1 RMRA	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000

**Capital Improvement Plan**  
**Streets and Highways**  
**Pavement Rehabilitation Project FY 21-22**  
**Proposed Project**

**Project Number:** 73183  
**Project Budget:** \$2,548,445  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:** Pavement Rehabilitation of Various Street Segments based on their Pavement Condition Index (PCI)

**Justification:** Pavement rehabilitation by overlays or reconstruction is essential to reach the City's goal of achieving higher overall PCI for the roadway network; available funding is dependent on previous year's pavement rehabilitation projects carryover funds, and the SB1 funds received during the current fiscal year.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2020/2021

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
242 - Transp Sales Tax	\$ -	\$ -	\$ 540,000	\$ -	\$ -	\$ -	\$ -	\$ 540,000
245 - Gas Tax	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ 135,000
248 - SB1 RMRA	\$ -	\$ -	\$ 1,231,747	\$ -	\$ -	\$ -	\$ -	\$ 1,231,747
261 - ISTEPA	\$ -	\$ -	\$ 641,698	\$ -	\$ -	\$ -	\$ -	\$ 641,698



# Capital Improvement Plan

## Streets and Highways

### Slurry Seal FY21-22

#### Active Project

**Project Number:** 73184  
**Project Budget:** \$600,000  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:** Performing Slurry Sealing of various street segments as preventative maintenance.

**Justification:** Preventive maintenance is required to prevent the streets from further deterioration and dropping its pavement condition index (PCI). Project is essential to reach the City's goal of achieving higher overall PCI for the roadway network.

**Comments:** Design/Environmental: July - February  
 Bidding: March - May  
 Construction: June - August

**Resolutions:**

**Year Identified:**

**Start Date:** 2020/2021

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
248 - SB1 RMRA	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000

**Capital Improvement Plan**  
**Streets and Highways**  
**Annual Pavement Rehabilitation Project**  
**Proposed Project**

**Project Number:** FF1-73XXX  
**Project Budget:** \$1,975,000 \*Annually  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:**

**Justification:**

**Comments:**

**Resolutions:**

DRAFT

**Year Identified:**

**Start Date:**

**Est. Completion Date:** Ongoing

<- - - - - Projected - - - - >

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
242 - Transp Sales Tax	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 2,160,000
245 - Gas Tax	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 540,000
248 - SB1 RMRA	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 5,200,000

# Capital Improvement Plan

## Streets and Highways Annual Slurry Seal Project Proposed Project

**Project Number:** FF2-73XXX  
**Project Budget:** \$600,000 \*Annually  
**Project Manager:** Anju Pillai  
**Department:** Development Services  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:**

**Justification:**

**Comments:**

**Resolutions:**

DRAFT

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** Ongoing

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
248 - SB1 RMRA	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 2,400,000

**Capital Improvement Plan**  
**Streets and Highways**  
**Sidewalk, Curb, and Gutter Repair FY 22-26**  
**Proposed Project**

**Project Number:** FF3-73XXX  
**Project Budget:** \$250,000 \*Annually  
**Project Manager:** Mark Bretz  
**Department:** Development Services  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life - Advance green and roadway infrastructure projects that improve connectivity, including bike lanes



**Description:**

**Justification:**

**Comments:**

**Resolutions:**

DRAFT

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** Ongoing

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
245 - Gas Tax	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000



### Wastewater Improvements (CIP Group 74)

Maintenance of and improvements to the City’s wastewater infrastructure and treatment facility are included in this category. Typical projects in this category include upgrades, extensions, and replacements to wastewater treatment lines and equipment, and expansion of the wastewater treatment plant.

Active Projects Carried Forward (4)											
Project Number	Project Name	Fund	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
74083	Second Outfall Pipeline - WW Treatment Plant	357	4,781,816	218,184	-	-	-	-	-	-	5,000,000
74083	Second Outfall Pipeline - WW Treatment Plant	523	15,389,377	19,510,623	-	-	-	-	-	-	34,900,000
74084	WW Lines Upgrade, East Side	354	34,987	720,923	-	-	-	-	-	4,284,090	755,910
74107	WWTP Expan Phase II	523	3,162,415	2,837,585	-	-	-	-	-	29,000,000	6,000,000
74159	Wastewater Master Plan	364	468,842	312,358	-	-	-	-	-	-	781,200

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**New Proposed Un-Funded Projects (20)**

Project Number	Project Name	Fund	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
PP1-74XXX	Clean up of Pond 1 and Berm	523	-	-	-	-	-	1,750,000	1,750,000
PP2-74XXX	Primary Sludge Pumps 1 & 3	523	-	-	-	-	-	60,000	60,000
PP3-74XXX	Selector' mixers and MLR pumps Replacement	523	-	-	-	-	-	270,000	270,000
PP4-74XXX	RAS Pumps Vertical Centrifugal Pumps	523	-	-	-	-	-	390,000	390,000
PP5-74XXX	Digester Sludge Pumps	523	-	-	-	-	-	90,000	90,000
PP6-74XXX	Digester Sludge Mixing Pumps	523	-	-	-	-	-	240,000	240,000
PP7-74XXX	Plant Water Pumps	523	-	-	-	-	-	50,000	50,000
PP8-74XXX	WWTP and lift station PLC Replacement	523	-	-	-	-	-	650,000	650,000
PP9-74XXX	Repair of Overhead Cranes	523	-	-	-	-	-	150,000	150,000
PP10-74XXX	Odor demisters by the South and the East side of the Drying Beds	523	-	-	-	-	-	200,000	200,000
PP11-74XXX	Chlorine Contact Basins 5 & 6 Concrete Repairs	523	-	-	-	-	-	550,000	550,000
PP12-74XXX	Digester Flare Gas upgrade	523	-	-	-	-	-	1,000,000	1,000,000
PP13-74XXX	Sludge Drying Bed Valve Replacement	523	-	-	-	-	-	300,000	300,000
PP14-74XXX	Convert Old Chlorine Building to Maintenance Shop	523	-	-	-	-	-	500,000	500,000
PP15-74XXX	Relocate Old Chlorine Building Generator to Headworks	523	-	-	-	-	-	450,000	450,000
PP16-74XXX	Replace Turblex Blowers	523	-	-	-	-	-	1,800,000	1,800,000
PP17-74XXX	Replace Primary Effluent Pumps	523	-	-	-	-	-	1,100,000	1,100,000
PP18-74XXX	Relocate Electrical System from Basement to Electrical Room	523	-	-	-	-	-	1,000,000	1,000,000
PP19-74XXX	HVAC & Roof Replacement - WWTP - LAB/Admin Building	523	-	-	-	-	-	450,000	450,000
PP20-74XXX	Sewer Main and Lateral Annual Replacements	523	-	-	-	-	-	6,000,000	6,000,000

**In Active Projects Carried Forward (8)**

<b>Project Number</b>	<b>Project Name</b>	<b>Fund</b>	<b>Expended</b>	<b>FY2021/22</b>	<b>FY2022/23</b>	<b>FY2023/24</b>	<b>FY2024/25</b>	<b>FY2025/26</b>	<b>Un-Funded</b>	<b>Total</b>
74103	WW Lines Replacement : Bessie Road	523	-	-	-	-	-	-	1,107,848	1,107,848
74106	Larch Rd Pump Station Repairs	523	171,306	-	-	-	-	-	2,290,000	2,461,306
74127	Aeration Diffuser Replacement	523	30,248	-	-	-	-	-	400,000	430,248
74128	Security System Cameras WWTP	523	7,793	-	-	-	-	-	400,000	407,793
74137	Cleanup of Pond 1 & Berm	523	-	-	-	-	-	-	250,000	250,000
74138	FOG Removal & Septage Rec System	523	130,000	-	-	-	-	-	600,000	730,000
74139	Screen & Grit Removal	523	130,000	-	-	-	-	-	600,000	730,000
74160	Chemical Disinfection System Replacement & Expansion	523	75,887	-	-	-	-	-	1,400,000	1,475,887

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**Capital Improvement Plan**  
**Wastewater Improvements**  
**Wastewater Treatment Plant Expansion - Phase 2**  
**Active Project**

**Project Number:** 74107  
**Project Budget:** \$35,000,000  
**Project Manager:** Kul Sharma  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Expansion of treatment capacity to handle the additional inflow resulting from new development in the city. Expansion of pumping, primary treatment, secondary treatment, operations and administration building, paved drying beds, and digester.

**Justification:** Expansion of WW facilities is needed to meet the demands of future anticipated development. Funding to be provided by new development. The expanded facility needs additional space for the operational and administrative staff.

**Comments:** The project is funded through the design phase by new development.

**Resolutions:** 2017-269 2019-031

**Year Identified:**

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ 3,162,415	\$ 2,837,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
Future Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,000,000
	\$ -	\$ -						





# Capital Improvement Plan

## Wastewater Improvements

### Primary Sludge Pumps 1 & 3

#### Proposed Project

**Project Number:** PP2-74XXX  
**Project Budget:** \$60,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Moderate  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** They remove settled sludge from the primary clarifiers.

**Justification:** Their replacement is normally required within 5 - 10 years.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** 2025/2026

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 60,000

**Capital Improvement Plan**  
**Wastewater Improvements**  
**Selector' mixers and MLR pumps Replacement**  
**Proposed Project**

**Project Number:** PP3-74XXX  
**Project Budget:** \$270,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Moderate  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** The Selector comprises an unaerated section. Mixers are needed in absence of air to keep the solids afloat, and also to be returned from the end to the beginning of the aeration process as a part of the recycle.

**Justification:** Life Cycle replacement strategy requires replacing these units

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2025/2026

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 70,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 270,000







# Capital Improvement Plan

## Wastewater Improvements Digester Sludge Mixing Pumps Proposed Project

**Project Number:** PP6-74XXX  
**Project Budget:** \$240,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Moderate  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Digesters are anaerobic and cannot utilize air for mixing; mechanical mixing is needed to keep the contents from settling.

**Justification:** Life Cycle replacement strategy requires replacing these units

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 240,000

# Capital Improvement Plan

## Wastewater Improvements Plant Water Pumps Proposed Project

**Project Number:** PP7-74XXX  
**Project Budget:** \$50,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Plant drain pumps remove seal water and water flowing through the turbidity meters.

**Justification:** Life Cycle replacement strategy requires replacing these units

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2025/2026

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 10,000	\$ 15,000	\$ -	\$ 10,000	\$ 15,000	\$ 50,000





# Capital Improvement Plan

## Wastewater Improvements

### Odor demisters by the South and the East side of the Drying Beds

#### Proposed Project

**Project Number:** PP10-74XXX  
**Project Budget:** \$200,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Moderate  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** The solids produced by the wastewater treatment process requires them to be dried prior to disposal. The final part of the drying process can produce some odors, though this is minimized by various strategies such as centrifugation to remove most of the water. Odors need to be kept at low levels to prevent nuisance odors in the community.

**Justification:** The demisters will be installed and periodic repairs will be looked after from the funds in the normal operations and maintenance budget.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 200,000

**Capital Improvement Plan**  
**Wastewater Improvements**  
**Chlorine Contact Basins 5 & 6 Concrete Repairs**  
**Proposed Project**

**Project Number:** PP11-74XXX  
**Project Budget:** \$550,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** The condition of the concrete in the basins in poor.

**Justification:** Urgent repairs are needed to prevent collapse.

**Comments:**

**Resolutions:**

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**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 100,000	\$ 200,000	\$ 200,000	\$ 50,000	\$ -	\$ 550,000

# Capital Improvement Plan

## Wastewater Improvements Digester Flare Gas Upgrade Proposed Project

**Project Number:** PP12-74XXX  
**Project Budget:** \$350,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** The Methane gas (combustible) produced by the digesters is currently being flare; RFPs have been issued to utilize the energy. Even when the gas is being utilized, the flare gas mechanism is needed for safe flaring of the gas; the unflared methane is not allowed to be released, it being a greenhouse gas, is detrimental to the environment.

**Justification:** The digester flare system needs to be repaired and replaced.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ 350,000



**Capital Improvement Plan**  
**Wastewater Improvements**  
**Sludge Drying Bed Valve Replacement**  
**Proposed Project**

**Project Number:** PP13-74XXX  
**Project Budget:** \$300,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** The bed valves allow draining liquid out of the sludge back into the plant, leaving the sludge to dry quickly and with minimal odors.

**Justification:** Life Cycle replacement strategy requires replacing these units. Many of the drain lines are not operating properly.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000

**Capital Improvement Plan**  
**Wastewater Improvements**  
**Convert Old Chlorine Building to Maintenance Shop**  
**Proposed Project**

**Project Number:** PP14-74XXX  
**Project Budget:** \$500,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:**

**Justification:**

**Comments:**

**Resolutions:**

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**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ -	\$ 200,000	\$ 300,000	\$ -	\$ -	\$ 500,000

**Capital Improvement Plan**  
**Wastewater Improvements**  
**Relocate Old Chlorine Building Generator to Headworks**  
**Proposed Project**

**Project Number:** PP15-74XXX  
**Project Budget:** \$450,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:**

**Justification:**

**Comments:**

**Resolutions:**

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**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 250,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 450,000

# Capital Improvement Plan

## Wastewater Improvements

### Replace Turblex Blowers

#### Proposed Project

**Project Number:** PP16-74XXX  
**Project Budget:** \$1,800,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Moderate  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** The air blowers supply essential air to the aeration basins where much of the treatment of the waste is performed.

**Justification:** Life Cycle replacement strategy requires replacing these units

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ -	\$ 850,000	\$ 950,000	\$ -	\$ -	\$ 1,800,000



**Capital Improvement Plan**  
**Wastewater Improvements**  
**Relocate Electrical System from Basement to Electrical Room**  
**Proposed Project**

**Project Number:** PP18-74XXX  
**Project Budget:** \$1,000,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:**

**Justification:**

**Comments:**

**Resolutions:**

DRAFT

**Year Identified:**

**Start Date:** 2021/2023

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 400,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 1,000,000

**Capital Improvement Plan**  
**Wastewater Improvements**  
**HVAC & Roof Replacement - WWTP - LAB/Admin Building**  
**Proposed Project**

**Project Number:** PP19-74XXX  
**Project Budget:** \$450,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:**

**Justification:** Life Cycle replacement strategy requires replacing these units.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000





**Capital Improvement Plan**  
**Wastewater Improvements**  
**Wastewater Lines Replacement : Bessie Road**  
**In Active Project**

**Project Number:** 74103  
**Project Budget:** \$1,107,848  
**Project Manager:** Ilene Macintire  
**Department:** Public Works  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:**

**Justification:**

**Comments:**

**Resolutions:**

DRAFT

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 110,000	\$ 997,848	\$ -	\$ -	\$ -	\$ 1,107,848

# Capital Improvement Plan

## Wastewater Improvements Larch Rd Pump Station Repairs In Active Project

**Project Number:** 74106  
**Project Budget:** \$2,461,306  
**Project Manager:** Kul Sharma  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Improvement  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Complete new sanitary sewer pump station to replace the existing pump station.

**Justification:** The existing pump station was constructed in approximately 1986. Because of increased flow volume and rates, the existing wetwell is hydraulically undersized. The existing site is too small to accommodate a larger wetwell. An alternate site is located across the street.

**Comments:** This project is needed to accommodate current growth. The property should be acquired, design should be completed before proceeding for construction.

**Resolutions:**

**Year Identified:**

**Start Date:** 2018/2019

**Est. Completion Date:**

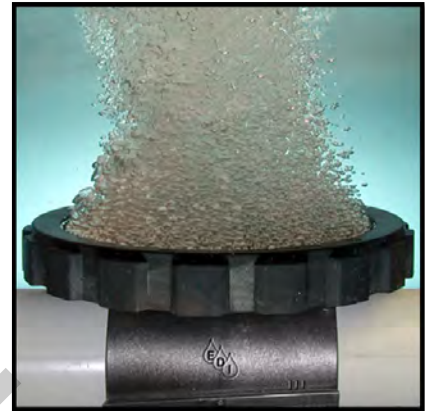
<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ 171,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,306
Unidentified Funding	\$ -	\$ -	\$ -	\$ 2,290,000	\$ -	\$ -	\$ -	\$ 2,290,000

# Capital Improvement Plan

## Wastewater Improvements Aeration Diffuser Replacement In Active Project

**Project Number:** 74127  
**Project Budget:** \$430,248  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Moderate  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Existing diffusers have run out of life and need replacement

**Justification:** Generally the aeration diffusers have 10 years of life. The existing 3 aeration basins are located at the southwestern part of the WWTP prior to the secondary clarifiers. The fourth aeration basin is located post tertiary treatment and prior to outflow. The aeration basins are full of grit and debris which needs to be removed, cleaned, and flushed.

**Comments:** Equipment will be purchased from the vendor and installed in house. Removal of grit and debris will be done by a contractor.

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ 30,248	\$ -	\$ 150,000	\$ 130,000	\$ 120,000	\$ -	\$ -	\$ 430,248



# Capital Improvement Plan

## Wastewater Improvements Cleanup of Pond 1 & Berm Study In Active Project

**Project Number:** 74137  
**Project Budget:** \$250,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Study to find a way to remove the sludge.

**Justification:** Pond 1 at the WWTP facility is full of settled solids that is reducing the pond holding capacity. The solid deposits at the bottom of the pond need removal, offsite hauling and disposal. Cleaning of the other ponds and strengthening of berms are required to ensure compliance with NPDES permit, integrity of the ponds, and safety of equipment and operators around the ponds.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 250,000

**Capital Improvement Plan**  
**Wastewater Improvements**  
**FOG Removal & Septage Receiving Station**  
**In Active Project**

**Project Number:** 74138  
**Project Budget:** \$730,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Install new FOG removal integrated with sewer receiving station at headwork. Evaluate and rehabilitate existing system and structures at headworks to modify and provide for new systems.

**Justification:** Due to significant intrusion of fats, oils and grease through the headworks into the treatment process has created several challenges at treatment plant including shutdown of pump stations and clogging of pipes. In addition, the septage receiving station needs to be equipped for monitoring and controlling purposes.

**Comments:**

**Resolutions:** 2017-269 2019-031

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ 130,000	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 730,000

# Capital Improvement Plan

## Wastewater Improvements Screen & Grit Removal system In Active Project

**Project Number:** 74139  
**Project Budget:** \$730,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Replace screens with a 1) Low maintenance more efficient screens with effective removal of rags and debris 2) Without delicate side-plates or similar weaknesses and install a grit removal system to prevent any grit from reaching the screens

**Justification:** These screens have been the most troublesome equipment in the WWTP and have been inefficient with removing large debris and rags from the flow. Not only have these screens required too much time and money, also the large debris collects, clogs and causes more work downstream throughout the plant, impacting the treatment

**Comments:** Improvement/Replacement of screens is critical for operators of the plant

**Resolutions:** 2017-269 2019-031

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ 130,000	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 730,000

**Capital Improvement Plan**  
**Wastewater Improvements**  
**Chemical Disinfection System Replacement & Expansion**  
**In Active Project**

**Project Number:** 74160  
**Project Budget:** \$1,475,887  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Replace existing Chemical Disinfection system with the new Chlorine Bleach and Sodium Bisulphate system. The system will accommodate existing and near future chemical disinfection needs. Sphere of Influence under a fully developed condition.

**Justification:** The existing chemical system is near its terminal life. The currently used chemical systems are extremely hazardous. Most wastewater system in the state has shifted from gaseous system to liquid disinfection system. The project will help improve safety for the plant and City of Tracy.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2015/2016

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
523 - Wastewater Capital	\$ 75,887	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -	\$ 1,475,887



### Water Improvements (CIP Group 75)

Water projects include the purchase of water supply, installation of new water infrastructure (pipeline, pump stations, water tanks, etc), and rehabilitation/replacement of water infrastructure throughout the City.

Active Projects Carried Forward (5)											
Project Number	Project Name	Fund	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
75130	Replace SCADA System - Water Treatment Plant	513	328,278	281,722	-	-	-	-	-	-	610,000
75153	Luis Manner Well Rehab	513	98,200	866,773	-	-	-	-	-	-	964,973
75156	WTP UV Upgrade	513	83,540	316,460	-	-	-	-	-	-	400,000
75159	Water Master Plan	365	397,557	262,210	-	-	-	-	-	-	659,767
75160	Water Lines Lammers Rd	365	143,603	4,656,397	-	-	-	-	-	-	4,800,000

New Proposed Un-Funded Projects (6)											
Project Number	Project Name	Fund			FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
PP1-75XXX	Filter Valves Replacement at	513			-	-	-	-	-	600,000	600,000
PP2-75XXX	Water Intake Pump Station	513			-	-	-	-	-	200,000	200,000
PP3-75XXX	Wells (1, 2, 3 4 and Lincoln) Study	513			-	-	-	-	-	400,000	400,000
PP4-75XXX	Larch Rd 12" Water Line	513			-	-	-	-	-	2,500,000	2,500,000
PP5-75XXX	Annual Water Service/Line	513			-	-	-	-	-	3,500,000	3,500,000
PP6-75XXX	Water Valve Replacement	513			-	-	-	-	-	500,000	500,000

In Active Projects Carried Forward (1)											
Project Number	Project Name	Fund	Expended		FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
75155	Up flow Clarifier Rehab	513	-	-	-	-	-	-	-	650,000	650,000











**Capital Improvement Plan**  
**Water Improvements**  
**Filter Valves Replacement at JJWTP**  
**Proposed Project**

**Project Number:** PP1-75XXX  
**Project Budget:** \$600,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Replace 48 filter valves at JJWTP in two years (24 in each year)

**Justification:** The existing valves for 6 filters at JJWTP are beyond their service life. These valves have been leaking and many of these valves are not working. Therefore, two of the six filters are currently not in operation. As a result, the plant processing capacity has been reduced by 33%. This makes the filter maintenance and repairs impossible.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
513 - Water Capital	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 600,000





# Capital Improvement Plan

## Water Improvements

### Wells (1, 2, 3 4 and Lincoln) Study and Mitigation Proposed Project

**Project Number:** PP3-75XXX  
**Project Budget:** \$400,000  
**Project Manager:** Lemar Saffi  
**Department:** Utilities  
**Project Priority:** High  
**Project Type:** Capital Improvement  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Study the existing wells (1,2,3,4 and Lincoln) Well to identify existing conditions of Bacteriological and PFOS and PFAS containment levels and initiate mitigations to address these issues.

**Justification:** The wells have shown bacteriological issues in recent years making these wells inadequate to run during certain times of the year. In addition, recent requirements from NPDES permit requirements require the staff to study PFOS and PFAS containments affecting these wells due to its close proximity to airport. The non compliance will limit City's production capacity and effect the water delivery during drought period.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
513 - Water Capital	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000

**Capital Improvement Plan**  
**Water Improvements**  
**Larch Rd 12" Water Line Replacement**  
**Proposed Project**

**Project Number:** PP4-75XXX  
**Project Budget:** \$2,500,000  
**Project Manager:** Ilene Macintire  
**Department:** Public Works  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Replace 5400 LF of 12" water line and 58 services on Larch Rd. between Tracy Blvd. and Corral Hollow.

**Justification:** The 12" water main was put in in 1972 . IT was not wrapped in plastic and the soil in that area is very corrosive so the 12" line is just basically rusting away. Public Works has had 29 service calls leaks on this mile long pipe in 3 years. Larch Road is narrow and dangerous always requiring traffic control with flaggers and a safety buffer. Water services are polybutylene, which had been found to give off harmful elements in residential water.

**Comments:** The project will be completed in 3 phases.

**Resolutions:**

**Year Identified:**

**Start Date:** 2022/2023

**Est. Completion Date:** 2024/2025

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
513 - Water Capital	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 750,000	\$ 750,000	\$ -	\$ 2,500,000







### Drainage Improvements (CIP Group 76)

This category of projects includes storm drain line replacements, installation of new storm drain lines, channel improvements and pump station upgrades.

Active Projects Carried Forward (3)											
Project Number	Project Name	Fund	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
76059	Dng Imp: SoMacAr, Ph 2	322	-	54,000	-	-	-	-	-	-	54,000
76059	Dng Imp: SoMacAr, Ph 2	352	53,461	446,546	-	-	-	-	-	-	500,007
76066	Detention Basin 2B-Blue Zone	312	269,760	10,133	-	-	-	-	-	610,107	279,893
76066	Detention Basin 2B-Blue Zone	322	504,598	-	-	-	-	-	-	-	504,598
76066	Detention Basin 2B-Blue Zone	354	1,205,402	-	-	-	-	-	-	-	1,205,402
76086	Storm Drain Master Plan	362	361,788	-	-	-	-	-	-	-	361,788
76086	Storm Drain Master Plan	391	284,291	18,471	-	-	-	-	-	-	302,762

New Proposed Funded Projects (1)										
Project Number	Project Name	Fund	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total	
76087	Eastside Channel Lining from Grant Line Road to MacArthur	350	2,500,000	-	-	-	-	-	2,500,000	

New Proposed Un-Funded Projects (3)										
Project Number	Project Name	Fund	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total	
PP1-76XXX	Eastside Channel Desilting	541	-	-	-	-	-	700,000	700,000	
PP2-76XXX	Annual Drainage Inlet Repair	541	-	-	-	-	-	85,000	85,000	
PP3-76XXX	Trash Capture devices for storm water conveyance system	541	-	-	-	-	-	8,000,000	8,000,000	

In Active Projects Carried Forward (2)										
Project Number	Project Name	Fund	Expended	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
76070	Detention Basin 10 Storm		57,638	-	-	-	-	-	242,362	300,000
76082	Drainage Improvements-Arbor		27,663	-	-	-	-	-	682,337	710,000



# Capital Improvement Plan

## Drainage Improvements

### Detention Basin 2B

#### Active Project

**Project Number:** 76066  
**Project Budget:** \$2,600,000  
**Project Manager:** Ilene Macintire  
**Department:** Public Works  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Construct Detention Basin 2B. Expand an existing small basin and construct a pump station to discharge stormwater downstream at a controlled rate. Property was purchased during 20/21.

**Justification:** Westward expansion of existing City detention basin located to the north of the existing Stewart Walker Company industrial property. Will attenuate the increased runoff before its discharge into the existing Central Avenue drainage channel. To provide for the runoff from the DeBord, Cose, & Westco parcels.

**Comments:** Serves ISP, Infill and Plan C.

**Resolutions:** 2019-141      2020-199

**Year Identified:**

**Start Date:** 2015/2016

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
312 - Infill Drainage	\$ 269,760	\$ 10,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279,893
322 - Plan C Drainage	\$ 504,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504,598
354 - Industrial SP, South	\$ 1,205,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,205,402
Unidentified Funding	\$ -	\$ -	\$ 610,107	\$ -	\$ -	\$ -	\$ -	\$ 610,107





# Capital Improvement Plan

## Drainage Improvements

### Eastside Channel Lining from Grant Line Road to MacArthur

#### Proposed Project

**Project Number:** 76087  
**Project Budget:** \$2,500,000  
**Project Manager:** Ilene Macintire  
**Department:** Public Works  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Concrete line the bottom and sides 2500 feet of the Eastside Channel from from 400 feet north of Pescadero (downstream end of CHP channel improvements) to MacArthur

**Justification:** The channel capacity is significantly impacted due to accumulated silt and vegetation. Concrete lining the channel will increase velocity and allow for easier future maintenance and silt removal.

**Comments:**

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
350 - NEI Storm Drain	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000











### Airport and Transit Improvements (CIP Group 77)

The maintenance and upgrades to the Tracy Airport, transit system improvements, and bus replacements are included in this category. Projects include Transit Station Renovations, Transit and ParaTransit bus replacements.

Active Projects Carried Forward (8)											
Project Number	Project Name	Fund	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
77560	Paratransit Bus Replacement FY17-22	573	145,464	914,536	-	-	-	-	-	-	1,060,000
77561	Fixed Route Transit Bus Repl FY22	573	-	2,300,000	-	-	-	-	-	-	2,300,000
77564	Transit Station Security Cameras	242	1,533	138,467	-	-	-	-	-	-	140,000
77582	Airport RDA Improvements	317	997,339	505,378	-	-	-	-	-	-	1,502,717
77583	Airport Layout Plan/Geospatial Info	563	60,465	180,735	-	-	-	-	-	-	241,200
77584	Transit Station Renovations	241	-	-	700,000	-	-	-	-	-	700,000
77584	Transit Station Renovations	573	13,315	386,685	-	-	-	-	-	-	400,000
77585	Tracer Bus Stop Improvements	573	-	500,000	-	-	-	-	-	-	500,000
77586	Transit Maintenance & Storage Yard (Land Acquisition)	573	-	1,000,000	-	-	-	-	-	-	1,000,000

New Proposed Funded Projects (1)										
Project Number	Project Name	Fund	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total	
77587	ITS Infrastructure Planning and Construction	241	280,000	-	-	-	-	-	280,000	
77587	ITS Infrastructure Planning and Construction	573	1,120,000	-	-	-	-	-	1,120,000	

New Proposed Un-Funded Projects (1)										
Project Number	Project Name	Fund	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total	
PP1-77XXX	Airport Masterplan Update		-	-	-	-	-	250,000	250,000	





















**Capital Improvement Plan**  
**Airport and Transit Improvements**  
**ITS Infrastructure Planning and Construction**  
**Active Project**

**Project Number:** 77587  
**Project Budget:** \$1,400,000  
**Project Manager:** Ed Lovell  
**Department:** Transit  
**Project Priority:** High  
**Project Type:** Capital Improvement  
**Customers Served:** City Services  
**Council Strategic Priority:** Quality of Life



**Description:** This project will create a plan for the Tracer bus system to implement Intelligent Transportation System (ITS) technology within the City of Tracy. ITS technology can include items such as Automated Passenger Counters, Wifi on buses, traffic signal prioritization, on-board video cameras, and passenger display systems.

**Justification:** There are many emerging technologies that can be used to help provide better passenger data, increase safety, provide greater mobility access, and better manage the overall transit system. While Tracy has deployed some of these technologies, there is often a disconnect between the systems as they are not able to be connected to each other. By creating an ITS plan, Tracy will be able to create a system that is connected into a system that is as seamless as possible, creating better efficiencies in collecting data, better system management, and increasing the safety and overall experience for the passengers.

**Comments:** FY21/22: Design of ITS System  
 FY22/23 - FY23/24: Construction of ITS System

**Resolutions:**

**Year Identified:** 2021

**Start Date:** 2021/2022

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
241 - TDA Funds	\$ -	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ 280,000
573 - Transit Capital	\$ -	\$ -	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	\$ 1,120,000



### Parks and Recreation Improvements (CIP Group 78)

This category consists of park and civic amenity construction, improvements and maintenance. This category includes park improvements, bikeway improvements, playground equipment replacement, aquatics center, etc.

Active Projects (9) Carried Forward											
Project Number	Project Name	Fund	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
78054	Aquatics Center	DC	1,170,958	829,042	-	-	-	-	-	-	2,000,000
78054	Aquatics Center	307	41,848	958,152	-	-	-	-	44,000,000	-	45,000,000
78054	Aquatics Center	324	426	1,645,520	-	-	-	-	-	-	1,645,946
78054	Aquatics Center	354	-	231,500	-	-	-	-	-	-	231,500
78054	Aquatics Center	355	-	114,700	-	-	-	-	-	-	114,700
78170	Gretchen Tally Park Phase III	311	1,751	1,998,249	-	-	-	-	-	-	2,000,000
78170	Gretchen Tally Park Phase III	321	-	-	1,098,930	-	-	-	-	-	1,098,930
78170	Gretchen Tally Park Phase III	361	500,400	670	-	-	-	-	-	-	501,070
78171	Bikeways Master Plan	241	76,992	23,008	-	-	-	-	-	-	100,000
78173	Playground Replacements Alden & Yasui Parks	301	26,977	723,023	-	-	-	-	-	-	750,000
78178	Multi-Generational Rec Center	307	82,557	3,917,443	-	16,000,000	-	-	-	-	20,000,000
78179	Parks Master Plan	271	9,188	1,812	-	-	-	-	-	-	11,000
78179	Parks Master Plan	301	32,574	6,426	-	-	-	-	-	-	39,000
78179	Parks Master Plan	361	171,411	128,589	-	-	-	-	-	-	300,000
78179	Parks Master Plan	391	63,479	12,521	-	-	-	-	-	-	76,000
78180	Nature Park	301	83,524	387,476	-	-	-	-	-	-	471,000
78181	Lincoln Park Picnic Area Improvements	301	9,905	130,095	-	-	-	-	-	-	140,000
78183	City Wide Bikeways Maintenance	241	13,308	141,692	-	75,000	75,000	75,000	75,000	-	455,000

New Proposed Funded Projects (2)										
Project Number	Project Name	Fund	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
78184	Hoyt Park - Per Capita Improvements	Grant		234,065	-	-	-	-	-	234,065
78185	Legacy Fields Phase 1E	307		17,150,000	-	-	-	-	-	17,150,000

New Proposed Un-Funded Projects (8)										
Project Number	Project Name	Fund		FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Un-Funded	Total
PP1-78XXX	Flag Poles City Hall Memorial			-	-	-	-	-	75,000	75,000
PP2-78XXX	Dry Climate Dog Park Project			-	-	-	-	-	350,000	350,000
PP3-78XXX	Annual Park Rehabilitation Program			-	-	-	-	-	5,000,000	5,000,000
PP4-78XXX	Sport Court Lighting Project			-	-	-	-	-	1,800,000	1,800,000
PP5-78XXX	Ritter Family Ball Park Master Planning			-	-	-	-	-	100,000	100,000
PP6-78XXX	Ritter Family Ball Park Landscape Improvements Phase 1			-	-	-	-	-	-	-
PP7-78XXX	Tracy Sports Complex Improvement Project			-	-	-	-	-	670,000	670,000
PP8-78XXX	Tracy Sports Complex Facility & Concession Upgrades			-	-	-	-	-	-	-

















**Capital Improvement Plan**  
**Parks & Recreation Improvements**  
**Lincoln Park Landscape Improvements**  
**Active Project**

**Project Number:** 78181  
**Project Budget:** \$250,000  
**Project Manager:** Lyle Campbell  
**Department:** Parks & Recreation  
**Project Priority:** Moderate  
**Project Type:** Capital Improvement  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life



**Description:** The project will include demolition of remaining components of an old picnic area and the installation of a new shaded picnic area adjacent to the existing playground. The new picnic area will consist of a metal shade structure, picnic tables, trash/recycling receptacles and associated concrete improvements.

**Justification:** In March of 2019 a shade structure and picnic area was removed from Lincoln Park due to concerns over structural integrity. The need for a new picnic area now exists.

**Comments:** Staff has submitted two rounds of Prop 68 SPP grant applications for Lincoln Park. If awarded, and this money is spent in alignment with the grant application for the shade structure area, the work may be eligible for reimbursement.

**Resolutions:**

**Year Identified:**

**Start Date:** 2019/2020

**Est. Completion Date:** 2021/2022

<- - - - - Projected - - - - >

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
301 - General Projects	\$ 9,905	\$ 130,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000
Unidentified Funding	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 110,000

# Capital Improvement Plan

## Parks & Recreation Improvements

### City Wide Bikeways Maintenance

#### Active Project

**Project Number:** 78183  
**Project Budget:** \$155,000  
**Project Manager:** Anju Pillai  
**Department:** Parks & Recreation  
**Project Priority:** Moderate  
**Project Type:** Capital Improvement  
**Customers Served:** Residents  
**Council Strategic Priority:** Quality of Life



**Description:** The appropriated funding will be used to improve various bikeways throughout the City of Tracy. In addition to the restriping of faded bike lanes, staff is also working to implement a plan for green bikeways striping in high traffic areas throughout the city.

**Justification:** Through the TDA claim process, the City of Tracy receives approximately \$75,000 annually to be used toward pedestrian/bikeways improvements. In order to spend the received funding on an eligible project, the funds must be first appropriated to a CIP.

**Comments:** This is a priority and goal of the Transportation Advisory Commission. Future installations of green bikeways will be included as part of the Bikeways Master Plan which is currently in development.

**Resolutions:** 2019-235

**Year Identified:**

**Start Date:** 2019/2020

**Est. Completion Date:** Ongoing

<- - - - - Projected - - - - >

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
241 - TDA Funds	\$ 13,308	\$ 141,692	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 455,000

**Capital Improvement Plan**  
**Parks & Recreation Improvements**  
**Hoyt Park - Per Capita Improvements**  
**Proposed Project**

**Project Number:** 78184  
**Project Budget:** \$234,065  
**Project Manager:**  
**Department:** Parks & Recreation  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** N/A



**Description:** The City of Tracy has the opportunity to rehabilitate existing infrastructure at Hoyt Park through the Proposition 68, Per Capita Program. The project includes resurfacing and re-stripping the parking lot, replacing bench and table furnishings in the park, and addressing other amenities, pending available funds.

**Justification:** Per Capita funds were awarded to the City of Tracy in 2020 and projects that are located within disadvantaged communities are eligible and preferred locations for funds to be spent to "address neighborhoods lacking access to outdoors". Projects must be for capital outlay and recreational purposes with Hoyt Park being an eligible park in the City that can benefit from infrastructure improvements.

- Comments:**
- Spring 2021- Passing a Resolution accepting Per Capita Funds
  - December 2021 – Deadline to submit application package(s) to OGALS
  - June 2022 – Contract for projects must be fully encumbered, signed by OGALS and City of Tracy
  - December 2023 – Complete all eligible projects
  - March 2024 – Deadline for all project completion packages to OGALS

Request for Proposals and construction is expected between January 2022-December 2023

**Resolutions:**

**Year Identified:**

**Start Date:** 2021/2022

**Est. Completion Date:** 2023/2024

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Grant Funding	\$ -	\$ -	\$ 234,065	\$ -	\$ -	\$ -	\$ -	\$ 234,065

# Capital Improvement Plan

## Parks & Recreation Improvements

### Legacy Fields Phase 1E

#### Proposed Project

**Project Number:** 78185  
**Project Budget:** \$17,150,000  
**Project Manager:** Lyle Campbell  
**Department:** Parks & Recreation  
**Project Priority:** High  
**Project Type:** Capital Asset  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life - Facilitate the completion of Measure V amenities



**Description:** Legacy Fields Phase 1E will be the final sub phase of Phase 1. Improvements would include: paving parking lots, slurry sealing existing asphalt, alternative exit south of the complex, build-out of the Eastern Wagon Wheel to closely resemble the Western Wagon Wheel, and wayfinding & signage.

**Justification:** Parking and traffic issues related to capacity, mud and dust are the ongoing complaints staff hear from the public at Legacy Fields. The existing spine road and asphalt pedestrian walkways are also due for slurry seal and restriping, as they have been installed for 7+ years at this point. Additionally, there is not an intuitive wayfinding program at the complex giving users a difficult experience when trying to navigate the 72-acre site. Another source of complaints is the Eastern Wagon Wheel where, due to past agreements, the improvements are severely lacking compared to other areas of the complex. In order to fulfill Council's vision of making this complex a tournament destination, staff feels these improvements are a necessity.

**Comments:** Project out to bid Fall 2021. 12-18 months of construction with a completion tentatively planned for Fall 2022.

**Resolutions:**

**Year Identified:** 2021

**Start Date:** 2021/2022

**Est. Completion Date:** 2022/2023

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
307 - Measure V	\$ -	\$ -	\$ 17,150,000	\$ -	\$ -	\$ -	\$ -	\$ 17,150,000









**Capital Improvement Plan**  
**Parks & Recreation Improvements**  
**General Fund Parks Sport Court Lighting Project**  
**Proposed Project**

**Project Number:** PP4-78XXX  
**Project Budget:** \$1,800,000  
**Project Manager:** Lyle Campbell  
**Department:** Parks & Recreation  
**Project Priority:** High  
**Project Type:** Capital Improvement  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Installation of lighting for various sport courts to expand hours of use and promote safety within the General Fund parks. The list of sport courts will include basketball, tennis and hand ball courts. Eligible parks include: A.R. Glover, Clyde Bland, McDonald, Henry Barboza, Frank Hoyt, Robert Kenner, William Larsen, and Edgar Thoming.

**Justification:** Through public outreach for the Citywide Parks, Recreation & Trails Master Plan Update, staff heard that lighting was a priority upgrade in our park system. Allowing the community to use park amenities and recreate in the early morning and evening hours would enhance the quality of life for many and activate our parks further promoting safety.

**Comments:**

**Resolutions:**

**Year Identified:** 2021

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Unidentified Funding	\$ -	\$ -						\$ -

**Capital Improvement Plan**  
**Parks & Recreation Improvements**  
**Ritter Family Ball Park Master Planning**  
**Proposed Project**

**Project Number:** PP5-78XXX  
**Project Budget:** \$100,000  
**Project Manager:** Lyle Campbell  
**Department:** Parks & Recreation  
**Project Priority:** Moderate  
**Project Type:** Capital Improvement  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Ritter Family Ball Park (formerly Tracy Ball Park) is the oldest sports complex in the City. The first step in updating this dated facility is a master planning process, including public outreach, to establish a modern vision for this much needed infill project.

**Justification:** The northeastern part of Tracy is lacking neighborhood parks and staff sees an opportunity to redesign the facility to include neighborhood park type amenities with sports fields taking up a smaller footprint. The project may also include reconfiguring the parking lot, landscape and pedestrian/bikeway enhancements along Tracy Boulevard, a walking loop and tot lot. This 10-acre park is located in the heart of the City along a major arterial. Failing infrastructure is an ongoing burden on maintenance staff and programming is very limited for such a large facility. Master planning this facility will ensure that the design is community-based, programming goals are met and construction dollars are spent thoughtfully.

**Comments:** The master planning process will include feasibility study and phasing options for build out to allow flexible funding options for the City Council to consider. Staff will submit a separate CIP request for Phase 1 of construction once the master planning is complete.

**Resolutions:**

**Year Identified:** 2021

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - >

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Unidentified Funding	\$ -	\$ -						\$ -

# Capital Improvement Plan

## Parks & Recreation Improvements

### Ritter Family Ball Park Landscape Improvements Phase 1

#### Proposed Project

**Project Number:** PP6-78XXX  
**Project Budget:**  
**Project Manager:** Lyle Campbell  
**Department:** Parks & Recreation  
**Project Priority:** Moderate  
**Project Type:** Capital Improvement  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Ritter Family Ball Park is the oldest sports complex in the City. Once the master planning process is complete, Phase 1 will require design and construction funding commitments. Scope of work for Phase 1 will be determined through the master planning process.

**Justification:** This 10-acre park is located in the heart of the City along a major arterial. Failing infrastructure is an ongoing burden on maintenance staff and programming is very limited for such a large facility. Master Planning is complete and the next step is to begin construction.

**Comments:**

**Resolutions:**

**Year Identified:** 2021

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - >

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Unidentified Funding	\$ -	\$ -						\$ -

**Capital Improvement Plan**  
**Parks & Recreation Improvements**  
**Tracy Sports Complex Improvement Project**  
**Proposed Project**

**Project Number:** PP7-78XXX  
**Project Budget:** \$670,000  
**Project Manager:** Lyle Campbell  
**Department:** Parks & Recreation  
**Project Priority:** High  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** Quality of Life



**Description:** Repainting of all existing steel posts for baseball outfield netting. Installation of 420 linear feet of 70 foot tall netting and removal of 75 linear feet of 30 foot tall netting. Repair/replacement of damaged sections of netting. Installation of 850 linear feet of 6 foot tubular steel fencing and gates near soccer fields. Replacement of site furnishings including benches, trash receptacles and picnic tables.

**Justification:** Tracy Sports Complex was built in the 1990's and the facility is showing signs of aging. Steel posts that hold the protective netting for the baseball fields are rusting and need to be addressed before they have to be replaced. Additionally, netting was never installed around Baseball Field 2 creating safety issues beyond the home run fence, including the playground, and limiting the City's ability to program that field. The project is also proposing new fencing around the soccer fields to help better control non-permitted activity on the turf which causes additional work for staff to maintain and monitor this area. Site furnishings (benches, trash receptacles and picnic tables) are in a state of disrepair at this facility and are critical improvements for user enjoyment.

**Comments:**

**Resolutions:**

**Year Identified:** 2021

**Start Date:**

**Est. Completion Date:**

<- - - - - Projected - - - - ->

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Unidentified Funding	\$ -	\$ -						\$ -

**Capital Improvement Plan**  
**Parks & Recreation Improvements**  
**Tracy Sports Complex Facility & Concession Upgrades**  
**Proposed Project**

**Project Number:** PP8-78XXX  
**Project Budget:**  
**Project Manager:** Lyle Campbell  
**Department:** Parks & Recreation  
**Project Priority:** Low  
**Project Type:** Capital Maintenance  
**Customers Served:** Residents City Services  
**Council Strategic Priority:** N/A



**Description:** Renovation/Repair of the concession building. Hardscape improvements to address failing concrete and ADA accessibility upgrades. Wayfinding & signage upgrades.

**Justification:** Tracy Sports Complex was built in the 1990's and the facility is showing signs of aging.

The concession building is in need of improvements to meet the needs of the facility. This includes modernizing equipment and fixtures, installation of grease trap and related infrastructure to allow for an expanded menu, etc.

ADA accessibility upgrades and concrete repairs are needed throughout the facility for risk avoidance.

Wayfinding & signage will add a fresh look to the facility, help users navigate to the correct field and potentially Staff would like to see these improvements start within the next 5 years.

**Comments:**

**Resolutions:**

**Year Identified:** 2021                      **Start Date:**                      **Est. Completion Date:**

<- - - - - Projected - - - - >

Fund Name	Expended	Carryover	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	Total
Unidentified Funding	\$ -	\$ -						\$ -



## BEST PRACTICES

## Capital Asset Management

Local, state and provincial governments should establish a system for assessing their capital assets and then appropriately plan and budget for any capital maintenance and replacement needs.

The term *capital assets* is used to describe assets that are used in operations and that have initial useful lives extending beyond a single reporting period. Capital assets include major government facilities, infrastructure, equipment and networks that enable the delivery of public sector services. The performance and continued use of these capital assets is essential to the health, safety, economic development and quality of life of those receiving services.

Budgetary pressures often impede capital program expenditures or investments for maintenance and replacement especially for governments that don't prepare a multi-year capital plan or properly consider the impact of capital projects on the operating budget. This lack of investment makes it increasingly difficult to sustain the asset in a condition necessary to provide expected service levels. Ultimately, deferring essential maintenance or asset replacement could reduce the organization's ability to provide services and could threaten public health, safety and overall quality of life. In addition, as the physical condition of the asset declines, deferring maintenance and/or replacement could increase long-term costs and liabilities. Government entities should therefore establish capital planning, budgeting and reporting practices to encourage adequate capital spending levels. A government's financial and multi-year capital plans should address the continuing investment necessary to properly maintain its capital assets. Such practices should include proactive steps to promote adequate investment in capital renewal and replacement and necessary expenditure levels for maintenance.

**GFOA recommends that local, state and provincial governments establish a system for assessing their capital assets and then appropriately plan and budget for any capital maintenance and replacement needs. This recommendation includes:**

1. Developing policies to guide capital asset management practices that are supported by both finance and operational/engineering expertise. These policies should require a complete inventory and periodic measurement of the physical condition and existence of all capital assets. The assessment should document the established methods of condition assessment for all types of capital assets. This physical condition inventory and measures used should be kept current, with facility condition ratings updated every one to three years. The frequency of physical condition rating and asset inventory updates may vary depending on several factors, including the capital asset age and type, likelihood of degradation, and ease at which assessments can be conducted. A qualified engineer should assist with the preparation of the plan as it relates to infrastructure or any other capital asset type that the governmental entity does not have qualified staff to assist.

This inventory should be linked in some manner with the government's capital assets schedule used by the accounting function such as by an capital asset tagging system. Many governments have installed "perpetual" inventory systems to maintain effective control over their tangible capital assets. Perpetual inventory systems are constantly updated to reflect additions and deletions of tangible capital assets, thus providing managers with direct access throughout the year to reliable information on current balances in tangible capital asset accounts. Such systems are needed to protect tangible capital assets from the danger of loss or misuse.

The department responsible for managing the capital assets should assist in determining the type of information to be tracked by capital asset type.

This inventory should contain essential information, including:

- Capital asset description



- Location
  - Physical dimensions (if needed)
  - "As-built" documents, or a link to where these are stored
  - Warranties, or a link to where these are stored
  - Condition rating
  - Maintenance history Replacement costs (if available)
  - Operating cost information (if needed)
  - Usage statistics
  - Date placed in service
  - Original value
  - Original Useful Life
  - Impairments
2. Establishing condition/functional performance standards to be maintained for each type of capital assets.
    - a. The condition measures and related standards:
      - i. Should be understandable and reliable
      - ii. May be dictated by mandated safety requirements, federal, state, or provincial funding requirements, or applicable engineering and other professional standards. These measures include state government-established standards, bridge sufficiency ratings, Pavement Quality Index (PQI) or Pavement Condition Index (PCI), Facility Condition Index (FCI), etc. Indirect measures such as water main breaks, sewage overflows, etc., are also available for certain capital asset types
      - iii. Should be used as a basis for multi-year capital planning and annual budget funding allocations for capital asset maintenance and replacement. Assets near high risk areas such as hospitals may require a higher standard of performance and require a higher frequency of condition assessment.
  3. Evaluating existing capital assets to determine if they still provide the most appropriate method to deliver services. Understanding how critical the capital asset is to the government, the likelihood and consequence of failure of that asset, and similar factors can help the government identify the true value of the asset to effective service delivery and ensure appropriate resource allocation for maintenance.
  4. Consider developing financial policies that identify and dedicate fees or other revenue sources to help maintain the expected service levels of capital assets.
  5. Allocating sufficient funds in the multi-year capital plan and annual operations budget for the condition assessment determination and reporting, preventative maintenance, repair, renewal and replacement of capital assets in order to continue the provision of services that contribute to public health, safety, and quality of life of the public.
    - Each government should establish an on-going source of funds in both the multi-year capital plan and operating budget for the maintenance and renewal and replacement needs of its capital assets consistent with this best practice. If the capital assets are part of the function of an enterprise fund, the rates, fees and charges may need to be adjusted to meet the funding requirements.
  6. Monitoring and communicating progress toward stated goals and the overall condition of its capital assets with appropriate controls to ensure the validity and accuracy of the information. This process should describe how actual condition and performance compares to the targeted standard for each asset type. For example, "Replacement cycle" can mean the number of years to replace/reconstruct an entire infrastructure network assuming an average annual level of replacement. Example: 500 miles of concrete surface streets in network/ 10 miles average annual miles of streets replaced equals a 50-year replacement cycle. This can be compared to the engineering estimate of the useful life of the average concrete surfaced street.
    - Governments should also review and report the actual operating impacts related to capital investments during project implementation and for a specified time period following project implementation. Governments should likewise monitor and report on the delivery of capital projects by establishing standards for planning, designing and constructing capital projects.
  7. At least once every three years, providing a "plain language" Report on Capital Assets to elected officials and made available to the general

public that describes:

- Condition ratings jurisdiction-wide compared to established policy standards
- Condition ratings by geographical area, capital asset class, and other relevant factors
- Indirect condition data (e.g., water main breaks, sewer back-up complaints)
- Renewal and Replacement life cycle(s) by infrastructure type
- Funding sources for capital assets, including any restrictions that might be imposed on use and/or disposal
- Year-to-year changes in net value of assets
- Actual expenditures and performance data on maintenance and renewal and replacement compared to budgeted expenditures performance data (e.g., budgeted street miles, reconstructed compared to actual)
- Long-term trends extending over the prior four to six or more years. Year-to-year expenditure figures are less valuable due to general inflation rates and the changing supply and cost of construction contractors and contract bids over time.
- Other more "global" measures such as replacement cycle, 3 year-to-year comparisons of work completed (e.g., miles of sewers, water mains, street lights, etc., repaired/replaced), book value, etc., may also be used.

Notes:

Updated October, 2017

References:

- GFOA Best Practice, Multi-Year Capital Planning, 2015 revised.
- John Vogt, *Capital Budgeting and Finance: A Guide for Local Governments*, ICMA, 2004.
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- GFOA Best Practice, Incorporating a Capital Project Budget in the Budget Process, 2007.
- GFOA Best Practice, Determining the Estimated Useful Lives of Capital Assets, 2007.
- GFOA Best Practice, Capital Project Monitoring and Reporting, 2007.
- GFOA Best Practice, Role of the Finance Officer in Capital Asset Management, 2016.
- GFOA Best Practice, The Impact of Capital Projects on the Operating Budget, 2015. AWWA, *Dawn of the Replacement Era: Reinvesting in Drinking Water Infrastructure*, 2001.