

# CITY OF PLACERVILLE



## PROPOSED CAPITAL IMPROVEMENT PROGRAM BUDGET 2018/2019



# CAPITAL IMPROVEMENT PROGRAM POLICY

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

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

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**2018/2019 CAPITAL IMPROVEMENT PROGRAM PROJECTS**

## **Modular Treatment Unit (MTU) Servicing (CIP #41901)**

### ***DESCRIPTION:***

This is a full servicing of Modular Treatment Unit know as the MTU filtering system at the Hangtown Creek Water reclamation Facility. The MTU consists of two Micro Floc Gravity Filters that remove any remaining particulate matter prior to the effluent prior to being sent to the UV disinfection system and final discharge into Hangtown Creek. Servicing will include the removal, packaging, and disposal of exiting media; interior filter cleaning where required, supply and installation of new media; and the repair or replacement of existing under drains as needed. Servicing will also include steel preparation (sandblasting) for new coat of Sherwin Williams Epoxy (Sherplate PW High Solids Epoxy @ 25-35 Mils DFT).

In addition, the filters are housed in aluminum grates and framing which have been corroding over time. These grates will be replaced with fiberglass which should provide a longer service life.

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

Construction	\$171,699
Architecture/Engineering	
Environmental Document	
Right-of-Way Acquisition	
Inspection/Testing	
Subtotal	<u>171,699</u>
Contingency	<u>17,170</u>
Total Estimate	<u>\$188,869</u>

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

Measure H Fund	\$188,869
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

The filters, installed in 2008, have a service life of 8 to 10 years before requiring full servicing.

### ***ALTERNATIVES:***

Separate completion of servicing the MTU into two separate projects, completing one filter in Fiscal Year 2018/2019 and the other in Fiscal Year 2019/2020 to spread the cost over a two year period.

## **Old City Hall Roof Replacement (CIP #41902)**

### ***DESCRIPTION:***

It has been determined that the roof at Old City Hall is in need of extensive repair. The scope of work consists of removal of old roof material and installation of a new class “A” roof system to meet cool roof requirements.

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

Construction	\$50,000
Architecture/Engineering	
Environmental Document	
Right-of-Way Acquisition	
Inspection/Testing	
Subtotal	<u>50,000</u>
Contingency	<u>10,000</u>
Total Estimate	<u>\$60,000</u>

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

General Fund	\$60,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This Project will reduce ongoing costs related to emergency roof repairs and further water damage to the building.

### ***ALTERNATIVES:***

Defer the project.

## **Town Hall Roof Repair (CIP #41903)**

### ***DESCRIPTION:***

It has been determined that the original roof at Town Hall is in need of extensive repair. During rain events the building leaks water in multiple locations. These repairs are being made to provide the City additional time to identify funding for replacing the entire roof at a later date.

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

Construction	\$4,000
Architecture/Engineering	
Environmental Document	
Right-of-Way Acquisition	
Inspection/Testing	
Subtotal	<u>4,000</u>
Contingency	<u>1,000</u>
Total Estimate	<u>\$5,000</u>

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

General Fund	\$5,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

These improvements will reduce annual maintenance costs associated with emergency repairs and water damage to the building and its contents.

### ***ALTERNATIVES:***

Defer the project.

## **Town Hall Carpet Replacement (CIP #41904)**

### ***DESCRIPTION:***

The carpet within the office at Town Hall is in disrepair and causing a trip hazard. The scope of work will include installation of new nylon carpet tile that can be replaced in sections over time

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

Contractual Services	\$6,600
Contingency	<u>1,320</u>
Total Estimate	<u>\$7,920</u>

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

General Fund	\$7,920
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

None.

### ***ALTERNATIVES:***

Defer the project.

**Pacific Street Pavement Rehabilitation-From Clark Street to Cedar Ravine Road (CIP #41905)**

***DESCRIPTION:***

The roadway condition of Pacific Street from Clark Street to Cedar Ravine Road is in need of rehabilitation. The project proposes to address failed pavement conditions using a combination of pavement repairs, grind and overlay, crack seal, and slurry as determined through field assessment. Utilities within Canal Street will also be assessed prior to start of the project and immediate and necessary repairs will be addressed prior to paving.

***COST SUMMARY:***

Construction	\$150,000
Engineering	9,000
Environmental Document	1,000
Inspection/Testing	<u>5,000</u>
Subtotal	165,000
Contingency	<u>15,000</u>
Total Estimate	<u>\$180,000</u>

***POTENTIAL FUNDING SOURCES:***

Measure L Fund	\$180,000
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***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

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

***ALTERNATIVES:***

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

**Ray Lawyer Drive Pavement Rehabilitation-From Placerville Drive to Fair Lane (CIP #41906)**

***DESCRIPTION:***

The roadway condition of Ray Lawyer Drive from Placerville Drive to Fair Lane is in need of rehabilitation. The project proposes to address failed pavement conditions using a combination of pavement repairs, grind and overlay, crack seal, and slurry as determined through field assessment. Utilities within Ray Lawyer Drive will also be assessed prior to start of the project and immediate and necessary repairs will be addressed prior to paving.

***COST SUMMARY:***

Construction	\$240,000
Engineering	20,000
Environmental Document	1,000
Inspection/Testing	<u>9,000</u>
Subtotal	270,000
Contingency	<u>30,000</u>
Total Estimate	<u>\$300,000</u>

***POTENTIAL FUNDING SOURCES:***

Measure L Fund	\$300,000
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***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

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

***ALTERNATIVES:***

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

## **Spring Street Pavement Rehabilitation-From Coloma Road to Bedford Avenue (CIP #41907)**

### ***DESCRIPTION:***

The roadway condition of Spring Street located in the City right-of-way spans from Coloma Road (Highway 49) to Bedford Avenue is in need of rehabilitation. The project proposes to address failed pavement conditions using a combination of pavement repairs, grind and overlay, crack seal, and slurry as determined through field assessment. Utilities within Spring Street will also be assessed prior to start of the project and immediate and necessary repairs will be addressed prior to paving.

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

Construction	\$150,000
Engineering	9,000
Environmental Document	1,000
Inspection/Testing	<u>5,000</u>
Subtotal	165,000
Contingency	<u>15,000</u>
Total Estimate	<u>\$180,000</u>

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

Measure L Fund	\$180,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

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

### ***ALTERNATIVES:***

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

## **Lower Airport Road Asphalt Rehabilitation (CIP #41908)**

### ***DESCRIPTION:***

This project will improve the existing condition of the asphalt road surface from Broadway to Hillside Court. The project will remove and replace asphalt at ten locations equaling approximately 5,900 square feet of new asphalt. City crews will perform all aspects of the project with the exception paving to be performed by a general engineering contractor.

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

Construction Supplies	\$ 8,000
Contract Services	25,000
Contingency	<u>6,000</u>
Total Estimate	<u>\$39,000</u>

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

Measure L Fund	\$39,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

The project will lower annual road maintenance and repair costs.

### ***ALTERNATIVES:***

Defer the project.

## **Big Cut Road Asphalt Rehabilitation (CIP #41909)**

### ***DESCRIPTION:***

This project will improve the existing condition of the asphalt road surface in various locations along Big Cut Road. The project will include the replacement of approximately 1,500 square feet of asphalt in various locations and slurry seal 31,800 square feet of the road with aggregate based slurry. All work will be performed by City personnel using City equipment.

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

Construction Supplies	\$27,200
Contingency	<u>6,800</u>
Total Estimate	<u>\$34,000</u>

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

Measure L Fund	\$34,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project will lower annual road maintenance and repair costs.

### ***ALTERNATIVES:***

Defer the project.

## **Lower Main Street Asphalt Rehabilitation (CIP #41910)**

### ***DESCRIPTION:***

This project will improve the existing condition of the asphalt road surface from Sacramento Street to Forni Road. The project will remove and replace approximately 1,000 square feet of existing asphalt. City crews will perform all aspects of the project with the exception paving to be performed by a general engineering contractor.

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

Construction Supplies	\$52,000
Contingency	<u>13,000</u>
Total Estimate	<u>\$65,000</u>

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

Measure L Fund	\$65,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project will lower annual road maintenance and repair costs.

### ***ALTERNATIVES:***

Defer the project.

## **Upper Airport Road Asphalt Rehabilitation (CIP #41911)**

### ***DESCRIPTION:***

This project will improve the existing condition of the asphalt road surface from Hillside Court to 3350 Airport Road. The project will remove and replace approximately 14,000 square feet of existing asphalt. City crews will perform all aspects of the project with the exception paving to be performed by a general engineering contractor.

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

Construction Supplies	\$52,000
Contingency	<u>13,000</u>
Total Estimate	<u>\$65,000</u>

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

Measure L Fund	\$65,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project will lower annual road maintenance and repair costs.

### ***ALTERNATIVES:***

Defer the project.

## **Tetrault Parking Lot Retaining Wall Repair (CIP #41912)**

### ***DESCRIPTION:***

This project will repair a failing rock retaining wall located within the “Tetrault” Public Parking Lot. The lot is located next to the Placerville Post Office. The existing wall has failed causing damage to the pavement on Quartz Alley and rock and debris have fallen into the parking stalls. Intended improvements will re-establish the structural integrity of the wall and repair street asphalt that has been damaged as a result of the retaining wall failure.

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

Contractual Services	\$10,500
Construction Supplies	5,000
Contingency	<u>3,100</u>
Total Estimate	<u>\$18,600</u>

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

Downtown Parking District Fund	\$18,600
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

This project will reduce clean-up efforts conducted by City crews and ensure no further damage is done to Quartz Alley pavement.

### ***ALTERNATIVES:***

Defer the project.

## **Fox Lot Rehabilitation (CIP #41913)**

### ***DESCRIPTION:***

This project will improve the existing condition of the “Fox” Public Parking Lot located at the corner of Main and Sacramento Street. Intended improvements will include; asphalt patching, pavement overlay, re-striping of the pavement, improved handicapped signage, chain-link fence repair and masonry repair of raised planter boxes.

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

Contractual Services	\$10,500
Construction Supplies	7,000
Contingency	<u>3,500</u>
Total Estimate	<u>\$21,000</u>

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

Downtown Parking District Fund	\$21,000
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

None.

### ***ALTERNATIVES:***

1. Defer the project.
2. Phase in projects

## **Public Parking Rehabilitation (CIP #41914)**

### ***DESCRIPTION:***

This project will improve the existing condition of Public Parking Lots throughout the City. The scope of work will include improvements to the following lots: Town Hall, Mooney, Old City Hall, Ivy House, Fox, Milton and the Downtown Parking Structure. Intended improvements will include but limited to; striping, asphalt patching, overlays, handicapped signage, chain-link fence repair, masonry repair, and parking stall repair.

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

Contractual Services	\$10,000
Construction Supplies	10,894
Contingency	<u>5,223</u>
Total Estimate	<u>\$26,117</u>

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

Parking Fund	\$26,117
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

None

### ***ALTERNATIVES:***

1. Defer the project.
2. Phase in projects

## **Parking Structure Restriping (CIP #41915)**

### ***DESCRIPTION:***

The first and second floors of the City parking structure have a 16 and 17 compact spaces respectively, for a total of 33 existing compact spaces. The current width of these spaces is 7 feet, and the City is finding that often times, because of the narrow width, these stalls are left vacant or are uncomfortably utilized by the Public. The existing width adheres to an outdated standard that is being revised by the City's Engineering Division. The City will be restriping these existing stalls to the new standard compact width of 9 feet wide. The combined total number of Public parking stalls for the parking garage would be reduced from 154 spaces to 146 spaces, representing a net loss of 8 parking spaces as a result of the restriping project. Please see the summary below:

<b>Parking Space Summary</b>				
	<b>Before</b>		<b>After</b>	
	<b>Compact</b>	<b>Standard</b>	<b>Compact</b>	<b>Standard</b>
<b>First Floor</b>	20	51	4	63
<b>Second Floor</b>	22	61	5	74
<b>Total</b>	42	112	9	137
	154		146	

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

Construction	\$5,000
Engineering	1,000
Inspection/Testing	<u>1,000</u>
Subtotal	7,000
Contingency	<u>700</u>
Total Estimate	<u>\$7,700</u>

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

Downtown Parking District Fund	\$7,700
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### ***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

There will be striping touch up as needed with paint over a +5-year maintenance period.

### ***ALTERNATIVES:***

Do not do the project.

**Conrad Street Sewer Replacement, Coloma Street to Cottage Street  
(CIP #41916)**

***DESCRIPTION:***

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

***COST SUMMARY:***

Construction	\$175,000
Engineering	30,000
Environmental Document	1,000
Inspection/Testing	<u>19,000</u>
Subtotal	225,000
Contingency	<u>25,000</u>
Total Estimate	<u>\$250,000</u>

***POTENTIAL FUNDING SOURCES:***

Measure H Fund	\$250,000
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***IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:***

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

***ALTERNATIVES:***

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

## **Water and Wastewater Capital Improvement Charge Study (CIP 41917)**

### ***DESCRIPTION:***

In order for the City to continue collecting water and wastewater Capital Improvement Charges on new construction, it needs to perform a cost nexus study. This project includes the estimated cost of an outside consultant to perform an update of the nexus study and the associated staff costs to administer the project.

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

Consulting Services	\$19,000
Architecture/Engineering Environmental Document Right-of-Way Acquisition	
City Staff	<u>3,000</u>
Subtotal	22,000
Contingency	<u>1,000</u>
Estimate	<u>\$23,000</u>

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

Water Enterprise Fund	\$11,500
Sewer Enterprise Fund	11,500

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

A minimal amount of staff time accounting for CIC fees and the associated CIP projects.

### ***ALTERNATIVES:***

Do nothing.

**City of Placerville**  
**Proposed Capital Improvement Program Budget Summary**  
**Fiscal Year 2018/2019**

Project	General Fund	Downtown Parking Fund	Measure H Fund	Measure L Fund	Water Enterprise Fund	Sewer Enterprise Fund	Total Projected Cost
Modular Treatment Unit (MTU) Servicing (CIP #41901)	\$ -	\$ -	\$ 188,869	\$ -	\$ -	\$ -	\$ 188,869
Old City Hall Roof Replacement (CIP #41902)	60,000	-	-	-	-	-	60,000
Town Hall Roof Repair (CIP #41903)	5,000	-	-	-	-	-	5,000
Town Hall Carpet Replacement (CIP #41904)	7,920	-	-	-	-	-	7,920
Pacific Street Pavement Repair-From Clark Street to Cedar Ravine Road (CIP #41905)	-	-	-	180,000	-	-	180,000
Ray Lawyer Drive Pavement Rehabilitation-From Placerville Drive to Fair Lane (CIP #41906)	-	-	-	300,000	-	-	300,000
Spring Street Pavement Repair-From Coloma Road to Bedford Avenue (CIP #41907)	-	-	-	180,000	-	-	180,000
Lower Airport Road Asphalt Rehabilitation (CIP #41908)	-	-	-	39,000	-	-	39,000
Big Cut Road Asphalt Rehabilitation (CIP #41909)	-	-	-	34,000	-	-	34,000
Lower Main Street Asphalt Rehabilitation (CIP #41910)	-	-	-	65,000	-	-	65,000
Upper Airport Road Asphalt Rehabilitation (CIP #41911)	-	-	-	65,000	-	-	65,000
Tetrault Parking Lot Retaining Wall Repair (CIP #41912)	-	18,600	-	-	-	-	18,600
Fox Lot Parking Lot Rehabilitation (CIP #41913)	-	21,000	-	-	-	-	21,000
Public Parking Rehabilitation (CIP #41914)	-	26,117	-	-	-	-	26,117
Parking Structure Restriping (CIP #41915)	-	7,700	-	-	-	-	7,700
Conrad Street Sewer Line Replacement-Coloma Street to Cottage Street (CIP #41916)	-	-	250,000	-	-	-	250,000
Water & Wastewater Capital Improvement Charge Study (CIP #41917)	-	-	-	-	11,500	11,500	23,000
<b>Total</b>	<b>\$ 72,920</b>	<b>\$ 73,417</b>	<b>\$ 438,869</b>	<b>\$ 863,000</b>	<b>\$ 11,500</b>	<b>\$ 11,500</b>	<b>\$ 1,471,206</b>