



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: County Executive
Office
Department No.: 012
For Agenda Of: April 3, 2007
Placement: Departmental
Estimated Time: 90 Minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Michael F. Brown, County Executive Officer
Director(s)

Contact Info: Victor Zambrano, County Executive Office 568-3407
Paddy Langlands, General Services 568-3096
Colleen Lund, Parks 568-2470
Kevin Donnelly, Public Works 568-3265

SUBJECT: Five Year Capital Improvement Program, Fiscal Years 2007-12

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

Recommended Actions:

It is recommended that the Board of Supervisors:

1. Receive the Planning Commission's findings regarding the conformity to the Comprehensive Plan of major public works projects recommended for planning, initiation or construction during fiscal year 2007-08.
2. Approve in concept projects included in the Capital Improvement Program fiscal years 2007-12.
3. Approve in concept the proposed capital budget of \$80,420,000 for fiscal year 2007-08.
4. Approve a new policy regarding management of the Capital Improvement Program projects.
5. Take final action to adopt fiscal year 2007-08 capital budget during scheduled budget hearings in June.

Summary Text:

The Five Year Capital Improvement Program (CIP) is a compilation of projects intended to implement various plans, including community plans, county facilities plans, and the circulation and housing

elements of the County Comprehensive Plan. Projects in the CIP indicate current and future capital needs. Projects included in the CIP are non-recurring, have a long service life, are generally over \$100,000 and will be underway (or need to be underway, but are partially or entirely unfunded) at some point during FYs 2007-12. In line with the Operating Budget, the CIP presents projects grouped by department within each function.

The County CIP is a comprehensive compilation of capital projects managed by various County departments including construction of new facilities, maintenance, equipment purchases, etc. While the CIP covers a five year planning period, it is updated each year to reflect ongoing changes; new projects are added, existing projects are modified, and completed projects are excluded.

The FYs 2007-12 CIP contains 233 projects, including 34 projects that are new this year. The attached report, 'New Project Index', identifies, by title and page number, the 34 new projects in the CIP. Of the total 233 projects, 114 projects are fully funded, 61 are partially funded, and 58 are currently unfunded. A funded project is one that has identified specific funding to implement the program. An unfunded project is one that has been identified in the CIP as a need but has no funding secured to implement the program. The total cost of the Five Year CIP is \$854.4 million; of this, total 34%, \$292.8 million, is funded. The CIP identifies a need of \$128.3 million for FY 2007-08; of this amount, 61%, \$77.8 million, is for funded projects and 39%, \$50.5 million, is for unfunded projects. Some of the proposed funded projects are highlighted within Section A of the CIP.

On March 14, 2007, the Planning Commission conducted a public hearing to review the list of projects for preliminary conformity with the Comprehensive Plan, as required by Government Code 65401 and 65402 Comprehensive Plan conformity report. The Planning commission, by a vote of 5-0, found that the major public works projects recommended for planning, initiation, or construction during FY 2007-08 are consistent with the Santa Barbara County Comprehensive Plan, pursuant to G.C. 65401 and pursuant to G.C. 65402.

Approximately 68% of the County's CIP effort is managed by three departments. Each of these departments will provide a brief presentation. Presentation slides are attached as attachments C-F.

Public Works Capital Projects

Public Works' capital projects make up \$443.3 million or 51.9% of the total CIP. Major funded projects in FY 2007-08 include preventive maintenance to the road infrastructure (\$10.1 million), bridge repair and rehabilitation (\$7.8 million) and repairs to concrete curb, gutter, sidewalks and pedestrian ramps countywide (\$3.9 million).

Total Public Works' projects focus on the three areas:

Transportation (\$308.1 million): Includes projects focused on preventive maintenance, structure repair and replacement, storm damage repair, roadway and traffic improvements and building of bikelanes. Examples include: Road maintenance (\$116.0 million), bridge repair and rehabilitation (\$56.4 million), repairs to concrete curb, gutter, sidewalks and pedestrian ramps countywide (\$40.5 million), culvert repair and rehabilitation (\$32.0 million), Isla Vista transportation infrastructure improvements (\$12.0 million) and Bikelanes (\$4.2 million).

Water Resources (\$80.6 million): Includes projects that focus on additional stormwater retention, repair and improvement of stormwater retention, repair and improvement of flood channels, and improvement of local drainage by construction of stormdrains. Examples include: Mission Creek flood control project (\$26.9 million), Santa Maria Levee Reinforcement and Enhancement (\$21.5 million), Culverts - Las Vegas/San Pedro Creeks at Calle Real,Goleta (\$7.3 million), and Lower Arroyo Paredon (\$3.5 million).

Resource Recovery & Waste Management (\$54.6 million), which includes projects that provide additional refuse disposal and improve waste water treatment. Examples include: Tajiguas Landfill (\$17.6 million), Heavy Equipment replacement (\$23.1 million) and various Laguna County Sanitation District (LCSD) projects (\$20.2 million).

Parks Capital Projects

Parks' capital projects make up \$52.2 million or 6.1% of the total CIP. Major funded projects in FY 2007-08 include Cachuma Boat Launch Facilities (\$2.6 million) and Cachuma Lake Recreation Area Improvements (\$1.1 million). Total Parks' projects focus on three areas:

Parks capital projects (\$52.2 million) include expansion of existing or create new facilities to meet anticipated demand from growth in population for parks, open spaces and trails within the County and rehabilitation or replacement of aging and degraded facilities such as: historic, cultural or recreational buildings, play equipment, roadways and parking lots, picnic facilities and park infrastructure such as water, sewer and irrigation systems and meeting the requirements of the Americans with Disabilities Act (ADA) such as playground equipment, restroom and walkway retrofit projects. In addition, projects include replacement of play equipment and paving of parking lots and park roadways.

General Services Capital Projects

General Services' capital projects make up \$85.4 million or 10.0% of the total CIP. Major funded projects in FY 2007-08 include the New Cuyama Recreation Center (\$2.6 million), the Santa Ynez Airport Improvements (\$2.1 million) and beginning the upgrade of the Santa Barbara Administration building basement HVAC and roof replacement (\$1.8 million).

Major projects for the five year CIP include:

- Betteravia Center expansion (\$17.8 million), New Cuyama Recreation Center (\$14.5 million), historic courthouse restoration (\$11.1 million), Emergency Operations Center Facility Construction (\$7.5 million), major and minor maintenance projects (\$7.4 million), and the Santa Barbara court house east wing renovation (\$4.3 million).

Major proposed projects managed by General Services:

- Betteravia Center expansion (\$17.8 million), Lompoc Probation Office Expansion (\$9.7 million), Santa Barbara Juvenile Hall Remodel (\$8.2 million), Emergency Operations Center (\$7.5 million), Probation Building Remodel Santa Barbara (\$6.5 million), Santa Barbara Clerk-Recorder-Assessor Elections/Archive Building (\$5.0 million) and Fire Station 25 (Orcutt Area) New Station (\$4.7 million).

The two major unfunded projects in the CIP are the New County Jail (\$150 million) and the Betteravia Expansion (\$17.8 million).

New County Jail

The New County Jail is the largest single project in the CIP with a total estimated project cost of \$153 million. The net increased cost for operations is estimated at \$19 million per year, yet is currently unfunded. The need for a new County jail facility was documented over 20 years ago and throughout the past years Grand Jury reports have reiterated that need. Efforts to build a north county jail can be traced back to the 1991 North Santa Barbara County Correctional Master Plan.

On December 13, 2005 the Board received a New Jail Planning Study which proposed a new jail site on Laguna County Sanitation District property in the Fourth Supervisorial District. Environmental overview has been initiated and \$185,000 for site due diligence analysis was allocated by the Board. The site was appraised to determine fair market value, and an option to buy was authorized by the Board of Supervisors. The Board of Supervisors also approved \$2 million for the potential purchase of land at the Laguna County Sanitation District site.

Alternatives to provide funding for capital and operational costs have been thoroughly evaluated. Options analyzed include: pay-as-you-go, save and then pay, general obligation bond financing, certificates of participation (COPs) financing, sale of County "surplus" property, oil royalty funding from potential oil development, and a sales tax increase. The study concludes that a ½% sales tax increase is the most viable option that would cover both the capital and operational costs in a timely manner and into the future, and would require a two thirds voter approval. Other funding options, such as grants and bonds, are also being pursued to accelerate the project.

Status

On December 19th, 2006 the Board received an informational presentation from representatives of the Sheriff's Department and the California Department of Corrections and Rehabilitation (CDCR) concerning the potential to collocate a State Secure Reentry Facility with a new county jail. In an attempt to address both jail and prison overcrowding and develop new approaches towards reducing criminal recidivism, the County is working towards developing a partnership with the CDCR. The CDCR has approached the County with a proposal to construct a Secure Reentry Facility for the purpose of transitioning inmates from prison, by providing secure housing located in the communities where these inmates will be returning. This will provide opportunities for these inmates to successfully transition into lower levels of custody by accepting personal responsibility for their actions through behavior-based, multi-level programming. This will provide for rehabilitation through participation in work, vocational and academic programs, substance abuse treatment and self-help programs. These efforts place the County in a primary position to develop a contractual relationship with the CDCR that will enable both entities to proceed towards completing projects and objectives in an efficient, cost effective and timely manner. This pilot model will potentially be used by the State to develop similar successful models within the other jurisdictions.

Betteravia Expansion

The Betteravia Expansion would consist of two new 30,000 square foot buildings on County owned land at the existing Betteravia Government Center in Santa Maria. The estimated \$17.8 million project

would provide space for the Public Health, Alcohol, Drug and Mental Health, and Probation departments.

Fiscal and Facilities Impacts:

General Fund Contribution

The proposed capital budget for FY 2007-08 includes both new and carryover discretionary General Fund (GF) allocations. Carryover allocations, amounts not spent FY 2006-07 to be rebudgeted for FY 2007-08, total \$40.2 million.

In accordance with adopted Budget Principles, the CIP proposes GF contributions of \$2 million to the Capital Maintenance Designation, \$0.5 million to the Roads Designation, and \$0.5 million to the Capital Designation (\$3.0 million total), all to be recommended for inclusion in the FY 2007-08 Operating Budget. The proposed carryover and new GF appropriations for FY 2007-08 associated with these designations, shown in thousands, are distributed as follows:

Department	Funding Source	ProjectTitle	FY 2007-08 (in thousands)			
			CIP Page #	Carry-Over	*New	Total
Parks	GF Capital Maintenance Designation	Polecraft Fence Replacement - South County	B-102	\$0	\$25	\$25
Parks	GF Capital Maintenance Designation	Goleta Beach Pier	B-95	\$0	\$35	\$35
Parks	GF Capital Maintenance Designation	Cachuma Lake Recreation Area Improvements	B-93	\$0	\$50	\$50
Parks	GF Capital Maintenance Designation	Play Equipment Replacement North County	B-98	\$0	\$55	\$55
Parks	GF Capital Maintenance Designation	Arroyo Burro Beach Park Improvements	B-65	\$0	\$60	\$60
Parks	GF Capital Maintenance Designation	Santa Barbara County Parks Paving Program	B-103	\$0	\$75	\$75
Parks	GF Capital Maintenance Designation	Waller Park Pond Improvements	B-92	\$0	\$100	\$100
Parks	GF Capital Maintenance Designation	Santa Barbara County Parks Restroom Rehabilitation	B-100	\$0	\$100	\$100
General Services	GF Capital Maintenance Designation	Building Maintenance Projects Minor (Under \$100,000)	B-242	\$0	\$250	\$250
General Services	GF Capital Maintenance Designation	Building Maintenance Projects Major (\$100,000 or More)	B-237	\$0	\$1,250	\$1,250
Public Works	GF Road Designation	Prev Maint- 5 Year Countywide Concrete Program	B-114	\$0	\$150	\$150
Public Works	GF Road Designation	Prev Maint- 5 Year Countywide Surface Treatment Program	B-115	\$0	\$350	\$350
TOTAL				\$0	\$2,500	\$2,500

* 'New' does not include GF allocations to the Capital Designation of \$0.5 million.

Finally, while the FY 2007-08 recommended budget has not yet been finalized, tentative allocations from available General Fund fund balance have been identified for the Station 51 (Lompoc-Mission Hills) New Station (\$1.8 million) and Advanced Management of Performance and Projects (\$0.2 million).

There are no fiscal or facility impacts resulting from the actions requested. However, significant short and long term fiscal and facility impacts would result from the adoption of the projects in the FY 2007-08 Capital Budget in June.

Special Instructions:

None

Attachments:

- (A) New Project Index
- (B) Geographic CIP Project Data
- (C) Financial Policies - Capital Improvement Program
- (D-G) CEO, General Services, Parks and Public Works Presentations

Reports:

March 14, 2007 Planning Commission Hearing Action Letter

Authored by:

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cc:

Department Directors

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